

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - SE/Corner Intersection of Locust Drive and Frederick Road (1005 Frederick Road) 1st Election District 1st Councilmanic District Ten O'Five Frederick, Inc. Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 89-116-XA

ORDER

WHEREAS, Petitioners requested and were granted a special exception and variances for a Class B office building on June 21, 1989, amended July 13, 1989, subject to restrictions;

WHEREAS, Counsel for Petitioners has requested an extension of the utilization of the special exception granted in the above-captioned matter due to delays in obtaining record plat approval;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of May, 1991 that a Petition for Special Hearing be filed by Petitioner and a public hearing scheduled to determine the appropriateness of extending the special exception granted on June 21, 1989, amended July 13, 1991, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.); and,

IT IS FURTHER ORDERED that public notice of the hearing be given by posting the property and advertising the hearing on same at Petitioners' expense.

AMN:bjs
cc: Anthony J. DiPaula, Esquire
614 Bosley Avenue, Towson, Md. 21204
Addressees Listed on Attached Sheet

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Case No. 89-116-XA
Addressees:
Ms. Jean Walsh, 717 Edmondson Avenue, Catonsville, Md. 21228
Mr. James W. Mohler
2 W. Rolling Crossroads, Suite 203, Catonsville, Md. 21228
Mr. C. Victor McFarland, 1002 Frederick Road, Catonsville, Md. 21228
Mr. John A. Cook, 8 Locust Drive, Catonsville, Md. 21228
People's Counsel; File

ORDER RECEIVED FOR FILING
Date
By

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE - SE/Corner of the Intersection of Locust Drive and Frederick Road (1005 Frederick Road) 1st Election District 1st Councilmanic District Ten O'Five Frederick, Inc. Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 89-116-XA

AMENDED ORDER

WHEREAS, the Petitioners requested a special exception for a Class B office building and variances to permit a rear yard setback of 3 feet in lieu of the required 30 feet; 0% amenity open space in lieu of the required 7% for the interior parking lot; a 0-foot landscape buffer width along property lines which abut residential land in lieu of the minimum required 20 feet; a buffer width of 6.5 feet along a residential street in lieu of the minimum required 20 feet; and to permit a 0' landscape buffer width along a property line which abuts non-residentially zoned property in lieu of the minimum required 10 feet, in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, by Order issued June 21, 1989, the relief requested was granted in part and modified in part subject to restrictions;

WHEREAS, a mathematical error was made in Restriction No. 3 in the calculation of the reduced square footage of the Class B Office Building approved in said Order;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 1989 that Restriction No. 3 of the Order issued June 21, 1989 be and the same is hereby AMENDED to read as follows:

"3) Unit 4 as shown on Petitioner's Exhibit 1 shall be deleted and in its place, where possible, addition-

al parking and amenity open space shall be provided. As a result of deleting Unit 4, the useable floor area of Units 1, 2 and 3 shall not exceed 4,320 sq.ft. in lieu of the originally petitioned 5,760 sq.ft."

IT IS FURTHER ORDERED that all other conditions and restrictions of the Order issued on June 21, 1989 shall remain in full force and effect.

AMN:bjs
cc: Anthony J. DiPaula, Esquire
614 Bosley Avenue, Towson, Md. 21204
Ms. Jean Walsh
717 Edmondson Avenue, Catonsville, Md. 21228
Mr. James W. Mohler
2 W. Rolling Crossroads, Suite 203, Catonsville, Md. 21228
Mr. C. Victor McFarland
1002 Frederick Road, Catonsville, Md. 21228
Mr. John A. Cook
8 Locust Drive, Catonsville, Md. 21228
People's Counsel
File

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
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By

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE - SE/Corner of the Intersection of Locust Drive and Frederick Road (1005 Frederick Road) 1st Election District 1st Councilmanic District Ten O'Five Frederick, Inc. Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 89-116-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a Class B office building and variances to permit a rear yard setback of 3 feet in lieu of the required 30 feet; 0% amenity open space in lieu of the required 7% for the interior parking lot; a 0-foot landscape buffer width along property lines which abut residential land in lieu of the minimum required 20 feet; a buffer width of 6.5 feet along a residential street in lieu of the minimum required 20 feet; and to permit a 0' landscape buffer width along a property line which abuts non-residentially zoned property in lieu of the minimum required 10 feet, all as more particularly described in Petitioner's Exhibit 1.

At the original hearing held on October 7, 1988, the Petitioners, by David and Joel Kaufman, appeared without benefit of Counsel, although its Counsel entered its appearance in the matter. As Petitioners are a corporation, legal representation is required at zoning hearings. The hearing was then continued to permit Petitioners the opportunity to have Counsel present.

The hearing was continued to December 7, 1988. During the interim two months, Baltimore County Council Bill #151-88 was passed and took effect on November 27, 1988. Bill #151-88 modified the regulations regarding the R.O. zoning classifications. Said legislation reduced the size

and scope of Class B office buildings in the R.O. zones, the subject matter of the instant case. Further, the regulations limited the area of a building which could be used for medical offices to 25% of the gross adjusted floor area of the office building. The Bill had no savings or grandfather clause for plans submitted and filed under the old regulations. Thus, the subject property was then required to meet the terms and conditions set forth in Bill #151-88 and/or request variances and meet the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.). On December 7, 1988, through their newly retained Counsel, Anthony J. DiPaula, Esquire, the Petitioners requested a continued hearing to allow them time to file an amended Petition for Special Exception and a Petition for Zoning Variance. The continued hearing was then scheduled for May 17, 1989.

On May 17, 1989, the Petitioners, by David and Joel Kaufman, appeared, testified, and were represented by Anthony J. DiPaula, Esquire. Also appearing on behalf of the Petition was Charles R. Crocken, Professional Engineer. The following individuals appeared and testified in opposition: Jean Walsh and Jim Mohler and Thomas Booth with Catonsville 2000, Inc.; C. Victor McFarland, an attorney whose office is across the street; and the following nearby residential property owners: John and Sally Cook; T. Anderson; Mr. & Mrs. David Schnale, Tony Benicewicz, Linda Pfeifer, Ann Smith, and B.T. Harrison.

Testimony indicated that the subject property, known as 1005 Frederick Road, consists of 0.76 acres split zoned R.O. and D.R. 5.5, and is presently unimproved. Testimony presented by Mr. Crocken indicated the Petitioners propose constructing a professional office building consisting of four units similar to townhouses, each with two floors and a third

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Date
By

floor dormer area. The total useable square footage for the four units would be 5,760 sq.ft. more or less. The uses would be medical as well as general office space. The regulations do not permit greater than 25% of the square footage to be used for medical office space. Testimony indicated the property is zoned R.O. to the north and D.R. 5.5 to the south. To the east of the property on Frederick Road is the Post Office, to the west on Frederick Road is a frame dwelling office building, across the street on Frederick Road are office uses and the public library. Locust Avenue is a one-way street southbound which is improved with 21 houses. Three are used as two or three apartment dwellings and 19 are single family dwellings. The homes are very attractive and well-maintained.

Mr. Crocken and Mr. Kaufman testified the proposed building has been designed in keeping with the residential character and nature of the surrounding properties. An architectural rendering of the proposed building was submitted as Petitioner's Exhibit 2 evidencing an attractive two-story building which has been designed from the exterior as many residential townhouses. Testimony indicated that landscaping and screening will be provided to maintain a buffer of the D.R. 5.5 zoned section of the property and to meet the requirements of the Baltimore County Landscaping Manual. Mr. Crocken testified regarding the design of the traffic flow to limit the traffic through the residential area by having an entrance only on Locust Avenue and all exiting on Frederick Road with a right turn only.

Petitioners argued the hardship and practical difficulty they have suffered due to the original hearing having to be continued as a result of its original counsel's failure to appear which necessitated the requested variances which would not have been required if the case had

ORDER RECEIVED FOR FILING
Date
By

been heard in October. He indicated that prior to Bill #151-88 taking effect, the requested setback variances would not have been necessary. Mr. Crocken testified that the requirements of Section 502.1 would be met by this project and that the variances requested would not result in any detriment to the health, safety or general welfare of the community.

The Protestants are of the opinion that the proposed building is oversized for the subject property, that its design is not in keeping with the residential character of the surrounding neighborhood, and that its presence in their community will jeopardize the value of adjoining residential properties. Further, the Protestants contend the proposed project will generate too much traffic for Locust Avenue. While the Protestants agreed the proposed building is magnificent in its design, they firmly believe such a project is too large for this area and not in keeping with the conditions delineated in Section 502.1. The testimony presented by the Protestants mainly differed with the special exception requirements set forth in Section 502.1a, b, and d. The Protestants emphasized the current parking problem on Locust Avenue is directly related to employees of the Post Office and other offices in the vicinity parking along this road resulting in heavy traffic on this residential neighborhood street. The Protestants question the ability of the 16 spaces to be provided by this project to handle the proposed four unit office building. The Protestants argued that Petitioners failed to present any traffic studies or testimony to support the parking spaces proposed were adequate and would not result in any overflow of parking onto the adjoining street. The Protestants strongly disagreed in light of their collective experiences.

ORDER RECEIVED FOR FILING
Date
By

It is clear that the B.C.Z.R. permits the use proposed in the R.O. zone by special exception. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. Clearly, the design proposed by Petitioners is attractive, as the Protestants concede, and is in keeping with the residential character of the surrounding community. However, the evidence clearly indicates that the proposed offices as presented will create a parking problem and adversely affect the surrounding neighborhood. The size proposed is larger than the lot can handle and therefore should be reduced. The facts and circumstances do not show that the proposed use, as hereinafter modified, at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use, as modified, will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception, as modified, should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would be unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, or general welfare, provided the project is reduced in size and landscaped along the property lines as much as space permits.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception and variance petitions should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11/10 day of June, 1989 that the Petition for Special Exception to permit a Class B office building on the subject property, and the Petition for Zoning Variance to permit a rear yard setback of 3 feet in lieu of the required 30 feet; 0% amenity open space in lieu of the required 7% for the interior parking lot; a 0-foot landscape buffer width along property lines which abut residential land in lieu of the

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minimum required 20 feet; a buffer width of 6.5 feet along a residential street in lieu of the minimum required 20 feet; and to permit a 0' landscape buffer width along a property line which abuts non-residentially zoned property in lieu of the minimum required 10 feet, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any occupancy permits, Petitioners shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner detailed floor plans specifying the uses within the building. At no time shall any part of the building be used for medical offices without submitting a revised site plan to insure no greater than 25% of the total square footage is used for medical office space.
- 3) Unit 4 as shown on Petitioner's Exhibit 1 shall be deleted and in its place, where possible, additional parking and amenity open space shall be provided. As a result of deleting Unit 4, the useable floor area of Units 1, 2 and 3 shall not exceed 5,040 sq.ft. in lieu of the originally petitioned 5,760 sq.ft.
- 4) The medical office space area is limited to 25% of the total square footage of the proposed building. No more than one (1) medical practitioner shall have office hours on the premises at any one time.
- 5) The floor area in the building identified as "Dormer" shall not be used for any purposes other than as storage space.
- 6) The proposed office building shall be designed in conformance with that depicted in Petitioner's Exhibit 2 with an all brick exterior.
- 7) Upon request and reasonable notice, Petitioners or any other subsequent property owners and/or occupants shall permit a representative of the Zoning

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Office to make an inspection of the subject property to insure compliance with this Order.

8) Upon request, Petitioners and/or any other subsequent property owners shall supply the Zoning Office copies of all leases for said property to insure compliance with this Order.

9) Prior to the issuance of any permits, or within sixty (60) days of the date of this Order, whichever comes first, Petitioners shall submit for approval by the Deputy Zoning Commissioner a revised site plan of the proposed office building incorporating the modifications and restrictions imposed herein.

10) The property shall be landscaped in a manner that will be compatible with the residential character of the neighborhood, which may result in more landscaping than that which would normally be required to meet the Baltimore County Landscaping Manual requirements. A detailed landscaping plan which buffers the property along Locust Drive and Frederick Road shall be developed and submitted for approval by the Baltimore County Landscape Planner. Additionally, the feasibility of landscaping the rear of the property will be reviewed and determined by the County Landscape Planner. A copy of the approved landscaping plan shall be submitted for approval by the Deputy Zoning Commissioner within ninety (90) days of the date of this Order.

11) The landscaping as approved shall be maintained by Petitioner and/or its successors in interest.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

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PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for CONSTRUCTION OF A CLASS B OFFICE BUILDING WITH A REAR YARD SETBACK OF 3' IN LIEU OF THE MINIMUM 30' AND TO ALLOW 0% AMENITY OPEN SPACE IN LIEU OF THE MINIMUM 7% FOR THE INTERIOR PARKING LOT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): TEN O'FIVE FREDERICK, INC.
(Type or Print Name) _____
Signature: David G. Kaufman
Address: 4047 Ridge Road Phone No. 876-2392
City and State: Westminster, Md. 21157
Attorney for Petitioner: KENNETH HOLNIKER Address: 437 W. Old Liberty Rd. Phone No. 795-3600
Signature: Phyllis Cole Friedman City and State: Eldersburg, Md. 21784
Address: 437 W. Old Liberty Rd. Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
City and State: Eldersburg, Md. 21784 Name: Kenneth Holniker Phone No. 795-3600
Attorney's Telephone No.: 795-3600 Address: 437 W. Old Liberty Rd. City and State: Eldersburg, Md. 21784

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1988, at 9 o'clock

Continued 12/1/88 at 9:30am
5/1/89 at 9:30am
J. Robert Haines
Zoning Commissioner of Baltimore County.

ZCO-No. 1

(over)

PETITION FOR ZONING VARIANCE

Case No.: 89-116-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.4.C.5 to allow a rear yard setback of 3' in lieu of the minimum 30', 203.4.C.6 to allow 0% amenity open space of the interior parking lot, in lieu of the minimum 7%, 203.4.C.8.C.1 to allow a 0' landscape buffer width along property lines which abut residential land in lieu of the minimum 20', and to allow 6.5' buffer width along a residential street in lieu of the 20' minimum, and 203.4.C.8.C.2 to allow a 0' * of the Zoning Regulations of Baltimore County, to the Zoning Law for Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

This plan has already been through CRG and was approved subject to the granting of the special exception. The variances are necessary to avoid having to resubmit and go through the CRG process again. Even with changes to the plan, some of these new requirements which have arisen since the plan was originally submitted can not be met.

* landscape buffer width along a property line which abuts non-residential zoned property in lieu of the minimum 10'.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): Ten O'Five Frederick, Inc.
(Type or Print Name) _____
Signature: David G. Kaufman
Address: _____
City and State: _____
Attorney for Petitioner: F. Vernon Booger Address: 437 W. Old Liberty Road Phone No. _____
Signature: David G. Kaufman City and State: Eldersburg, Maryland 21784
Address: 614 Basley Avenue, Towson, Md. 21204 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
City and State: Towson, Maryland 21204 Name: Kenneth Holniker Phone No. _____
Attorney's Telephone No.: 828-9441 Address: 437 W. Old Liberty Road Phone No. 795-3600
City and State: Eldersburg, Maryland 21784

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of May, 1989, at 1:30 o'clock

Continued 12/1/88 at 9:30am
5/1/89 at 9:30am
J. Robert Haines
Zoning Commissioner of Baltimore County.

RECEIVED BY: MMK DATE: 3/10/81

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 837-3533

Anthony J. DiPaola, Esquire
614 Basley Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
SE Corner of the Intersection of Locust Drive and Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic District
Ten O'Five Frederick, Inc. - Petitioners
Case No. 89-116-XA

Dear Mr. DiPaola:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

cc: Ms. Jean Walsh
717 Edmondson Avenue, Catonsville, Md. 21228

Mr. James W. Mohler
2 W. Rolling Crossroads, Suite 203, Catonsville, Md. 21228

Mr. C. Victor McFarland
1042 Frederick Road, Catonsville, Md. 21228

Mr. John A. Cook
8 Locust Drive, Catonsville, Md. 21228

People's Counsel
File

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE Corner Locust Dr. & Frederick Rd. (1005 Frederick Rd.) : OF BALTIMORE COUNTY
1st Election District :
1st Councilmanic District :
TEN O'FIVE FREDERICK, INC., : Case No. 89-116-X
Petitioner :
: : : : :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to Kenneth Holniker, Esquire, 437 W. Old Liberty Rd., Eldersburg, MD 21784, Attorney for Petitioner.

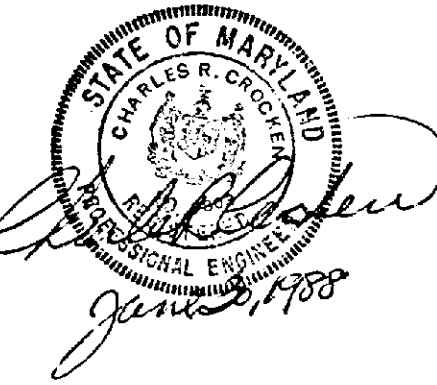
Peter Max Zimmerman
Peter Max Zimmerman

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering & Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157

DESCRIPTION OF 0.76 AC. PARCEL OF LAND SITUATE ON THE SOUTHEAST CORNER OF THE INTERSECTION OF LOCUST DRIVE AND FREDERICK ROAD IN THE FIRST ELECTION DISTRICT OF BALTIMORE COUNTY

Beginning for the same at the intersection of the eastern most right of way line of Locust Drive, a public road, 34 feet wide and the southern most right of way line of Frederick Rd., a public road 60 feet wide, thence running with and binding on aforesaid right of way line of Frederick Rd. N 74°25'00" E, 91.12 feet, thence S 16°22'00" E 170.00 feet, thence N 74°25'00" E, 63.00 feet, to an iron pipe found, thence S 16°22' 00" E 123.76 feet, thence S 73°23'40" W 137.19 feet, to a point on the eastern most right of way line of Locust Drive, thence running with and binding on said right of way line with a curve to the right, having a radius of 2366.00 feet for a distance of 297.09 feet subtended by a chord N 19°38'00" W 296.92 feet to the point of beginning. Containing 33,105 s.f. (0.76 ac.) of land more or less.

Being all of that parcel of land conveyed unto 1005 Frederick Road, Inc. a Maryland Corporation, and recorded in the land records of Baltimore County in Liber 7491, Folio 707.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-116-X

District: 1st Date of Posting: September 16, 1988
Posted for: Special Exception
Petitioner: Ten O'Five Frederick, Inc.
Location of property: SE corner intersection Locust Drive & Frederick Road, 1005 Frederick Road
Location of Sign: In front of 1005 Frederick Road
Remarks:
Posted by: S. J. Haines Date of return: September 22, 1988
Number of Signs: 1

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 12, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 9, 1988.

THE JEFFERSONIAN,

#35.63
70# 04/04
REG# M18965
S. Zeke Olson
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Special Exception
CASE NUMBER: 89-116-X
SE Corner Intersection Locust Drive and Frederick Road (1005 Frederick Road)
1st Election District - 1st Councilmember
Petitioner: Ten O'Five Frederick, Inc.
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 9 A.M.
SPECIAL EXCEPTION: Construction of a Class "B" Office Building.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. Robert Haines
Zoning Commissioner of Baltimore County
307-C Sept. 8

Office of
PATUXENT
Publishing Company
10750 Little Patuxent Pkwy.
Columbia, MD 21044

September 17 19 88

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

was inserted in the following:
☒ Catonsville Times \$31.82 ☐ Booster Weekly
☐ Arbutus Times ☐ Owings Mills Flier
☐ Reporter Weekly ☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 10 day of September 1988, that is to say, the same was inserted in the issues of

September 8, 1988

PATUXENT PUBLISHING COMPANY
By: [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-116-X

District: 1st Date of Posting: November 16, 1988
Posted for: Special Exception
Petitioner: Ten O'Five Frederick, Inc.
Location of property: SE corner intersection Locust Drive and Frederick Road, 1005 Frederick Road
Location of Sign: SE corner of Locust Drive and Frederick Road
Remarks:
Posted by: S. J. Haines Date of return: November 18, 1988
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-116-XA

District: 1st Date of Posting: April 23, 1989
Posted for: Special Exception and Variance
Petitioner: Ten O'Five Frederick, Inc.
Location of property: SE corner intersection Locust Drive and Frederick Road, 1005 Frederick Road
Location of Sign: South east corner of Locust Drive and Frederick Road
Remarks:
Posted by: S. J. Haines Date of return: April 28, 1989
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 52826
DATE: 9/16/88 ACCOUNT: 01-115
AMOUNT: \$ 100.00
RECEIVED FROM: [Signature]
FOR: [Signature] Item 14
8015*****10000: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 39093
DATE: 9/29/88 ACCOUNT: R-01-615-000
AMOUNT: \$ 67.45
RECEIVED FROM: Ten O'Five Frederick, Inc.
FOR: [Signature] n/11/88
8137*****6745: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 39093
DATE: 5/17/89 ACCOUNT: R-01-615-000
AMOUNT: \$ 98.32
RECEIVED FROM: TEN O'FIVE FREDERICK
FOR: [Signature] 5/17/89
810*****3832: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Exception and Zoning Variance
Case number: 89-116-XA
SE Corner Locust Drive & Frederick Road
10750 Little Patuxent Pkwy.
1st Election District
1st Councilmember
Petitioner: Ten O'Five Frederick, Inc.
Hearing Date: Wednesday, May 17, 1989 at 9:30 a.m.
Special Exception: Construction of a Class "B" Office Building.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CATJ-4250 Apr. 19

Office of
PATUXENT
Publishing Company
10750 Little Patuxent Pkwy.
Columbia, MD 21044
19

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following: ☒ THE JEFFERSONIAN
☒ Catonsville Times ☐ Booster Weekly
☐ Arbutus Times ☐ Owings Mills Flier
☐ Reporter Weekly ☐ Towson Flier

Weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 19 day of April 19, 1989, that is to say, the same was inserted in the issues of

PATUXENT PUBLISHING COMPANY
By: S. Zeke Olson
PO 11001
reg M28914
co 89-116-XA
price \$ 83.32

89-116-X
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 27th day of July, 1989.
J. Robert Haines
ZONING COMMISSIONER
Petitioner: Ten O'Five Frederick, Inc.
Petitioner's Attorney: Kenneth Polakiewicz
Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 58988
DATE: 12/7/88 ACCOUNT: R-01-615-000
AMOUNT: \$ 15.00
RECEIVED FROM: Ten O'Five Frederick, Inc.
FOR: [Signature]
810*****1500: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Tracking System
Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Date: 10/03/89 Receipt Number: 0201-615-101725
FEE TYPE Identification Number
Petitioner: Kautman (Last) David (First) (Middle Initial)
Property Address: 1005 Frederick Rd (Number) (Street)
Baltimore County, Maryland
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 067460
DATE: 3/1/89 ACCOUNT: R-01-615
AMOUNT: \$ 135.00
RECEIVED FROM: [Signature]
FOR: [Signature] (89-116-X)
810*****1350: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 9/22/88

Re: David G. Kaufman
Ten O'Five Frederick, Inc.
4047 Ridge Road
Westminster, Maryland 21157

Re: Petition for Special Exception
CASE NUMBER: 89-116-X
SE Corner Intersection Locust Drive and Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic
Petitioner(s): Ten O'Five Frederick, Inc.
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1989 at 9:30 a.m.

Dear Mr. Kaufman:

Please be advised that \$67.45 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:ggg
cc: Kenneth Holnick, Esq.
File



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: NOV 10 1988

Ten O'Five Frederick, Inc.
4047 Ridge Road
Westminster, Maryland 21157

ATTN: Mr. David Kaufman

Re: Petition for Special Exception
SE Corner Locust Drive & Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic
Petitioner(s): Ten O'Five Frederick, Inc.
Hearings: December 7 1988 at 9:30 a.m.

Gentlemen:

Please be advised that \$15.00 is due for re-posting of the above-referenced property. Do not remove the sign(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please bring the sign(s) and post(s) to 111 W. Chesapeake Avenue, Room 111, County Office Building, Towson, Maryland, along with your check made payable to Baltimore County, Maryland on the day of the hearing.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES,
Zoning Commissioner of
Baltimore County

JRH:ggg
cc: Kenneth Holnick, Esq.



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 4-25-89

Ten O' Five Frederick, Inc.
437 W. Old Liberty Road
Eldersburg, Maryland 21784

Re: Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-116-XA
SE Corner Locust Drive & Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic
Petitioner(s): Ten O' Five Frederick, Inc.
HEARING SCHEDULED: WEDNESDAY, MAY 17, 1989 at 9:30 a.m.

Please be advised that \$48.32 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:ggg
cc: F. Vernon Booser, Esq.
File



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

April 7, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-116-XA
SE Corner Locust Drive & Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic
Petitioner(s): Ten O' Five Frederick, Inc.
HEARING SCHEDULED: WEDNESDAY, MAY 17, 1989 at 9:30 a.m.

Special Exception: Construction of a Class "B" office Building.
Variance to allow a rear yard setback of 3 ft. in lieu of the minimum 30 ft.; to allow 05 weekly open space of the interior parking lot in lieu of the minimum 75; to allow 0 ft. landscape buffer width along property line which abuts residential land in lieu of the minimum 20 ft.; and to allow 6.5 ft. buffer width along a residential street in lieu of the 20 ft. minimum; and to allow a 0 ft. landscape buffer width along a property line which abuts non-residential zoned property in lieu of the minimum 10 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

April 7, 1989
Page 2

Re: NOTICE OF HEARING
Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-116-XA
SE Corner Locust Drive & Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic
Petitioner(s): Ten O' Five Frederick, Inc.
HEARING SCHEDULED: WEDNESDAY, MAY 17, 1989 at 9:30 a.m.

cc: David G. Kaufman/Ten O' Five Frederick, Inc./ 4047 Ridge Road/Westminster, MD 21157
Kenneth Holnick/437 W. Old Liberty Road/Eldersburg, MD 21784
F. Vernon Booser, Esq./914 Bosley Avenue/Towson, MD 21204
Charles R. Crocker/202 Lee Avenue/Sykesville, MD 21784
John and Sally Cook/8 Locust Drive/Catonsville, MD 21228
B.T. Harrison/14 Locust Drive/Catonsville, MD 21228
Linda Pfeiffer/17 Sanford Avenue/Catonsville, MD 21228
Rocco Flinore/15 Locust Drive/Catonsville, MD 21228
Thomas A. Andersen/10 Locust Drive/Catonsville, MD 21228
Jean S. Walsh/Catonsville 2000, Inc./717 Edmondson Avenue/Catonsville, MD 21228
Jia Holnick/7 Somerset Road/Catonsville, MD 21228
John & Charlene Jansen/1012 Cowdson Avenue/Catonsville, MD 21228
Lisa Schwale/1005 Arion Park Road/Apt. 340/Baltimore, MD 21228

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

August 23, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 89-116-X
SE Corner Intersection Locust Drive and Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic
Petitioner(s): Ten O'Five Frederick, Inc.
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 9:00 a.m.

SPECIAL EXCEPTION: Construction of a Class "B" Office Building.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: David G. Kaufman
Kenneth Holnick, Esq.
File



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

10/20/88

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
SE Corner Locust Drive and Frederick Road
(1005 Frederick Road)
1st Election - 1st Councilmanic
Petitioner(s): Ten O'Five Frederick, Inc.
HEARING SCHEDULED: WEDNESDAY, DECEMBER 7, 1988 at 9:30 a.m. *

SPECIAL EXCEPTION: Construction of a Class "B" Office Building.

*NOTE:
IF PHASE II OF THE SNOW EMERGENCY PLAN IS IN EFFECT IN BALTIMORE COUNTY BY 9:30 a.m. ON THE DATE OF THE ABOVE HEARING, SUCH HEARING WILL BE POSTPONED AND TENTATIVELY RESCHEDULED FOR THURSDAY, JANUARY 12, 1989. PLEASE TELEPHONE DOCKET CLERK AT 494-3391 TO CONFIRM DATE.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Kenneth Holnick, Esq.
Charles R. Crocker
Joel Kaufman, Esq.
Jean S. Walsh
Thomas A. Andersen
Rocco Flinore
Linda Pfeiffer
B.T. Harrison
John and Sally Cook
File



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cc:

Kenneth Holnick, Esquire
437 West Old Liberty Road
Eldersburg, Maryland 21784

RE: Item No. 14 - Case No. 89-116-X
Petitioner: Ten O'Five Frederick, Inc.
Petition for Special Exception

Dear Mr. Holnick:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: Charles R. Crocker and Assoc. Inc.
902 Lee Avenue
Sykesville, Maryland 21784



**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 3, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Zoning Meeting of 7-26-88
1005 Frederick Road
S/S Frederick Road
Maryland Route 144
East of Locust Drive
(Item #14)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal of 1005 Frederick Road, we find the plan must be revised to show a proposed 80' right of way (40' half section) on Frederick Road and no permanent structures may be placed within these limits.

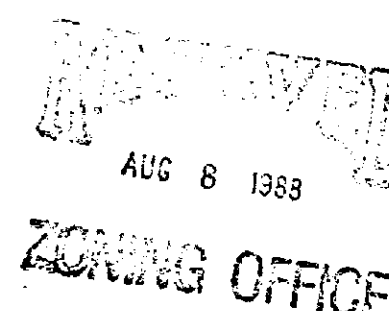
If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Charles R. Crocken
Charles R. Crocken, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Charles R. Crocken & Assoc., Inc.
Mr. J. Ogle



My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 408
Towson, Maryland 21204
494-3354

1-342

August 23, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Item No. 14
Property Owner:
Location:
Existing Zoning:

-ZAC -
Meeting of July 26, 1988
Ten O'Five Frederick, Inc.
SE Corner of Locust Drive and Frederick Rd.
R.O./D.R. - 5.5

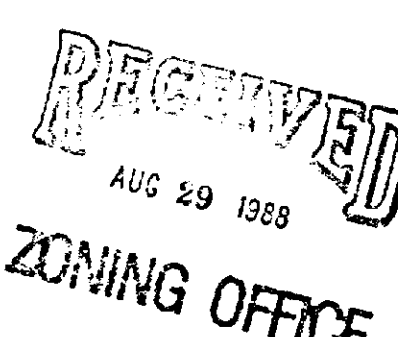
Dear Mr. Haines:

Please see the CRG comments for this site.

Very truly yours,

Stephen R. Weber
Stephen R. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/lab



**BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
FUNCTION AND RESOURCE MANAGEMENT**

7/25/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 14, Zoning Advisory Committee Meeting of July 26, 1988

Property Owner: Ten O'Five Frederick, Inc.

Location: SE corner of Locust Dr. and Frederick Rd.

Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to tearing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____ conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Dorsey

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500

Paul H. Reincke
Chief

July 26, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Ten O'Five Frederick, Inc.

Location: SE corner of intersection of Locust Dr. and Frederick Road

Item No.: 14

Zoning Agenda: Meeting of 7/26/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 5/5/88

FROM: ZONING OFFICE

PROJECT NAME: 1005 FREDERICK ROAD

PLAN: 4/18/88

LOCATION: SE/Cor Frederick Rd. and Locust Drive

REV: 4/24/88 REV:

DISTRICT: 1c1

REVISED PLAN KEY: ☒ COMPLIANCE ☐ NON-COMP
☒ BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. Correct the zoning plotted as per the 1" = 200' scale zoning map #SW 3-F. Remove the proposed office building use from the rear .36 acre portion of the property zoned D.R. 5.5. The rear portion of the property is identified as Issue #1-015 logged in the 1988 Comprehensive Zoning map process. The R.O. zoning is not in place on the entire property and therefore the use as shown cannot be approved by the zoning office. Even if the zoning was in place only one building is permitted on a lot in a R.O. zone.
2. On the existing R.O. zoned portion a Special Exception zoning hearing would be required to permit a Class "B" office building and a Special Hearing to permit a 2nd access to the office use in the D.R. 5.5 zoned portion would be required. The Floor Area Ratio allowance of 0.5 and the Amenity Open Space requirement of 25% must both be calculated from the GROSS R.O. SITE AREA, and all of the required parking and qualifying A.O.S. area must be provided on the NET R.O. zoned portion of the property. All calculations should be corrected and detailed in square feet. All qualifying A.O.S. areas counted in the calculations must be shaded and substantiated in square feet on the plan print.
3. Complete building elevations with the height shown (see Zoning Policy RM-6), and exterior building materials must be submitted.
4. Any proposed or anticipated signs must be included on the plan with the building elevations or a separate elevation. If other than one, 8-square foot, non-illuminated, building sign is proposed, zoning variances would be required. If a freestanding sign is proposed as indicated on the plan, a detailed elevation of the sign should be included on the plan clearly showing the height, square feet, single or double-face and illumination.
5. If C.R.G. approval is not attained by May 26, 1988 (the expected effective date of the new parking regulations) then the parking calculations and requirements must be corrected to:
 - a. All office (general) 3.3/1000 square feet on all floors and
 - b. Medical offices 4.5/1000 square feet (any location)
 (See Bill #26-88 passed 4/4/88 by the County Council)

**COUNTY REVIEW GROUP COMMENTS
1005 FREDERICK ROAD
Page 2**

6. If parking is anticipated on the D.R. 5.5 portion of the property, the R.T.A. requirements should be discussed with the zoning office prior to preparing any revised plans for the C.R.G. or Zoning Hearings.

7. Zoning approval of the plan would be contingent first upon correctly and completely representing all R.O. plan requirements on the plan prints and in the calculations for the C.R.G. meeting and secondly upon the outcome of all zoning hearing requests.

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR,Jr.:dt

ADDITIONAL FOR THE 4/26/88 PLAN

8. The zoning office would not approve the C.R.G. plan until such time as the buildings #4 and #6 Locust Drive are verified as legally existing apartment buildings and that the number of apartments are verified. Also, that the A.O.S. calculations are corrected to include only the QUALIFYING A.O.S. areas.
9. Include on the site plan and address the S.409.4 requirements of the B.C.Z.R.
10. Note on the plan "All offsite dwellings and vacant small lots of record (less than 2 ac.) that create a R.T.A. onsite are shown with the required 300 ft. and 250 ft. arcs."
11. Clarify the use of the "dormer" 3rd. floor area that is not included in the floor area, parking calculations, or on drawing "A-1".
12. Note in the parking calculations that no medical offices are permitted on the 2nd floor.
13. Reference the comprehensive zoning map issue

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 5/25/88

FROM: ZONING OFFICE

(Continued from 5/5/88)

PROJECT NAME: 1005 FREDERICK ROAD

PLAN: 5/13/88

LOCATION: SE/Cor Frederick Rd. and Locust Drive

REV: 5/23/88 REV:

DISTRICT: 1c1

REVISED PLAN KEY: ☒ COMPLIANCE ☐ NON-COMP
☒ BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. The rear portion of the property is identified as Issue #1-015 logged in the 1988 Comprehensive zoning map process. The R.O. zoning is not in place on the entire property, therefore all development must be limited to the land zoned R.O. The R.T.A. requirements as generated from the single family dwelling and the two unit converted dwelling on the west side of Locust Drive would prevent any use of the D.R. 5.5 zoned portion of the property.
2. A Special Exception zoning hearing would be required for a Class "B" office building in a R.O. zone and final zoning approval would be contingent upon the outcome of the public hearing.
3. Complete building elevations with the overall height shown (see Zoning Policy RM-6), and exterior building materials must be submitted.
4. Any proposed or anticipated signs must be included on the plan with the building elevations or a separate elevation. If other than one, 8 square foot, non-illuminated, building sign is proposed, zoning variances would be required. If a freestanding sign is proposed as indicated on the plan, a detailed elevation of the sign should be included on the plan clearly showing the height, square feet, single or double-face and illumination.
5. If C.R.G. approval is not attained by May 26, 1988 (the effective date of the new parking regulations) then the parking calculations and requirements must be corrected to:
 - a. All office (general) 3.3/1000 square feet on all floors and
 - b. Medical offices 4.5/1000 square feet (any location)
 (See Bill #26-88 passed 4/4/88 by the County Council)
6. Remove the parking note concerning S.409.4 (B.C.Z.R.), and clarify the use of the "dormer" 3rd floor area that is not included in the floor area, parking calculations or on drawing "A-1".

**COUNTY REVIEW GROUP COMMENTS
1005 FREDERICK ROAD
Page 2**

7. Include 300' R.T.A. Arcs from the dwellings on the west side of Locust Drive, note that they do project an R.T.A. onsite and include a curb or fence barrier on the R.O./D.R. 5.5 zone line.

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR,Jr.:dt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Ten O'Five Frederick Road
SUBJECT: Zoning Petition No. 89-116-X

Date: September 27, 1988

The applicant is requesting special exception approval for the construction of a Class B office building in a R3 zone. In reference to this request, staff provides the following information:

- On May 25, 1988, a CRG was approved for this site. There was citizen input regarding the proposed project. The primary issue centered on the availability of parking and the effect of overflow parking spilling onto Locust Drive.
- Several additional elements of this plan need to be addressed. The applicant is proposing a series of four townhouse-type office buildings. The front of these buildings will be architecturally varied. The rear of the structure, however, will effectively become one solid 96 foot long wall. The rear of the structure will be visible from the post office. Elevations for the rear of the building should be reviewed and approved prior to approval. The small 3-foot strip located at the rear of the proposed buildings should be reviewed and approved prior to approval. The small 3-foot strip located at the rear of the proposed buildings should be reviewed for landscaping feasibility. The required landscaping should be increased to provide more effective buffering along the southern portion of the R3 zone.

Based upon the analysis conducted and information provided staff recommends approval of the proposed project subject to the concerns noted.

PK/ef

89-116-X
SEP 30 1988

ZONING OFFICE

cc: Kenneth Helander, Esq.
10/1/88

OCT 03 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM DATE: October 25, 1989
Bob Bowling - Dev. Eng.
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
CAPT. RICHARDS - Zoning
Capt. Kelly - Fire Department
Pat Kinser - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA
Shirley Murphy - Land Acq.
FROM: Susan Wimbley
Bureau of Public Services
SUBJECT: Amended C.R.G. - 1005 Frederick Road
Chas. Crocken
549-2708
(Proposed Waiver 89-242)

Please review the attached for concurrence to an amended C.R.G. approval for the above subject and give us your approval or comments by November 10, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of changes made.

(SEE OTHER SIDE FOR COMMENTS)

SW:bje

Attachment

cc: File

I-342
89-116-XA

1005 FREDERICK ROAD

Include the planning file number on the plan and detail the zoning history of the site on the plan, stating the case numbers, what was granted or denied, listing and showing compliance with any restrictions. Due to the extensive restrictions placed on the site in zoning hearing 89-116-A (copy attached), all locations of granted variances and restriction must be clearly shown and keyed to the hearing notes. When a plan with these revisions is made available, this Office will be able to make worthwhile comments. When the plan is approved by this Office, a copy must be provided for inclusion in the zoning hearing file.

The handicapped space abutting the residential zone must be relocated.

Enlarge the vicinity map to 1"=1,000' or greater and clearly show lot outlines.

scj

JOHN L. LEWIS
Planning & Zoning Associate III

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
410-338-8888 887-3353
J. Robert Haines
Zoning Commissioner

November 29, 1988

Mr. David G. Kaufman
Ten O'Five Frederick, Inc.
4047 Ridge Road
Westminster, Maryland 21157

RE: Petition for Special Exception
SE/Corner of the Intersection of Locust Drive & Frederick Road
(1005 Frederick Road)
1st Election District - 1st Councilmanic District
Ten O'Five Frederick, Inc. - Petitioner
Case No. 89-116-X

Dear Mr. Kaufman:

The purpose of this letter is to acknowledge receipt of the revised site plan prepared by Charles R. Crocken & Associates for the subject property. A review of the plat indicates that it may not be in conformance with the requirements as set forth in Bill No. 151-88 which took effect on November 27, 1988. Since your hearing is scheduled for December 7, 1988, it is the position of this office that compliance with said Bill is required. It will therefore be necessary for you to submit a newly revised site plan. Further, pursuant to Section 203.B, an approved CRG plan is required prior to granting the special exception.

A copy of this letter is being forwarded to Vernon Booser, Esquire, who, it is my understanding, may be representing you at the upcoming hearing. If you should have any questions concerning this matter, please do not hesitate to contact Mitch Kellman of this office at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
cc: F. Vernon Booser, Esquire
604 Bosley Avenue, Towson, Md. 21204

Charles R. Crocken
P.O. Box 307, Westminster, Md. 21157

Mitch Kellman

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM DATE: April 30, 1991
Mr. Powell / EIRS
Mr. Pilson / W&S
Mr. Flowers / C&A
Mr. Fisher / Current Planning
Mr. Richards / Zoning
Mr. Bowling / DEP (2)
Mr. Famili / Traffic Engineering
Mr. Weiss / Sanitation
Mr. Beaumont / Land Acquisition
Ms. Lutz / House Numbering
Capt. Kelly / Fire Department
Mr. Kinser / Recreation & Parks
Mr. Brocato / SHA
Mr. Butcher / C & P
Mr. Keller / CPZ Deputy Director (FYI)

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 1 C 1
Project Name: 1005 FREDERICK RD.
Project No.: 88054
Engineer: Crocken
Phone No.: 549-2708

ACTION REQUESTED:

- CRG Plan Review (Meeting Waived)
- CRG Plan Refinement Review
- CRG Plan Material Amendment Review
- CRG Plan Approval Extension Review
- Final Minor CRG Plan Review
- Minor Subdivision Review

Please review the attached plan for compliance with current regulations and return comments to our office by May 21, 1991. If you have no comments or do not need to review this plan, please indicate by placing your initials here.

Thank you for your attention to our request.

SDW:bje
Attachment
cc: File

1005FRED/EDWS

1005 FREDERICK ROAD
W-89-242

C.R.G. Waiver Extension
Plan Date: 2/9/90
Comments Due: 5/21/91
Comments Date: 5/20/91

The Deputy Zoning Commissioner has written an Order dated 5/15/91 requiring that a Special Hearing be filed by the petitioner in Zoning Case 89-116-XA to determine the appropriateness of extending the special exception granted 6/21/89. (A copy of this new Order is attached.) Final zoning approvals are subject to the outcome of this special public hearing and this must be noted on the plan as part of the zoning history.

Zoning will approve this C.R.G. extension with the clear understanding that the submitted extension plan is identical to the First Amended C.R.G. Plan approved 11/16/89, under waiver W-89-242 and is subject to the C.R.G. waiver comments from this Office and any other previous C.R.G. comments which may not have been addressed. (Copies attached.)

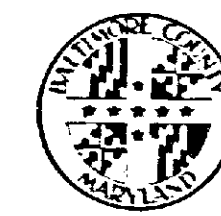
Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the waiver W-89-242 and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning File - 89-116-XA
Waiver File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 17, 1997

Charles R. Crocken, PE
Charles R. Crocken & Associates, Inc.
P.O. Box 307
Westminster, MD 21158

RE: Spirit and Intent
1005 Frederick Road
Zoning Case 89-116-XA
1st Election District

Dear Mr. Crocken:

This letter responds to your request for a spirit and intent determination requesting a modification of the parking layout on the above referenced site as originally approved in zoning case 89-116-XA.

The proposed change to the parking was reviewed by Mr. Rahee Famili (Traffic Engineer for Permits and Development Management) at my request. Regrettably, Mr. Famili does not see how the proposed parking layout is workable. Based on his professional assessment that the increased parking is unworkable within the area provided, I am unable to approve the parking changes as being within the spirit and intent of the previously approved plan.

Please be aware that this review is limited to the parking layout (as described in your letter). Several protestants attended the zoning hearing and per the commissioner's findings, were concerned about the building size and design. This, and the fact that variances were granted for the building setback, clearly indicates to the staff that any increase in building size inclusive of entrance ways (larger than permitted by Section 301.2 of the Baltimore County Zoning Regulations) will require zoning hearings to amend the plan.

The last amended order in this case indicates that this special exception had an additional zoning hearing to extend the special exception time frame. This is not indicated in your letter but be aware that the special exception must be vested by substantial construction prior to the expiration of said hearing (within a maximum of 3 years from the date of the original order).

Charles R. Crocken, PE
March 17, 1997
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

JOHN L. LEWIS
Planner II
Zoning Review

JLL:rye

cc: zoning case 89-116-XA

Enclosure

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441

EDWARD G. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DIPALMA
THOMAS P. DORE
* ALSO ADMITTED TO D.C. BAR

April 29, 1991

RECEIVED
MAY 1 1991
ZONING OFFICE

Ann M. Nastarowicz
Deputy Zoning Commissioner
For Baltimore County
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: CASE NO. 89-116-XA
PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SOUTHEAST CORNER OF THE INTERSECTION OF LOCUST DRIVE AND
FREDERICK ROAD (1005 FREDERICK ROAD)

Dear Mrs. Nastarowicz:

Please treat this letter as a request under Section 502.3 of the Baltimore County Zoning Regulations for an extension of the time for utilization of the special exception granted in the above case. Your original Order in this matter was dated June 21, 1989, and was amended on July 13, 1989. The two (2) year period for utilization of the special exception will be expiring soon, and it does not appear that permits will be obtained or construction begun before that time.

As a brief explanation for the necessity of this extension, believe it or not it has taken this long to obtain all of the approvals necessary to get the approved CRG plan to record plat status. The record plat will be recorded, hopefully by the time you read this letter, but there have been many stumbling blocks interposed throughout the record plat process which have hindered development of this site. Needless to say, the economy has not helped matters, and the petitioner would have been prepared to develop this site shortly after the zoning approval was obtained if a record plat could have been obtained just as quickly, but due to the long delay in obtaining record plat approval, this is not an optimum time for development.

It is not expected that the maximum allowable time will be needed, and it is therefore requested that an extension of eighteen

Ann M. Nastarowicz
April 29, 1991
Page 2

(18) months from July 13, the date of your amended Order, be granted. The petitioners are confident that construction would begin and be underway by the expiration of that time.

Thank you for your consideration of this request, and please advise the undersigned if anything additional is required.

Very truly yours,
Anthony J. DiPaula
Anthony J. DiPaula

AJD/ds
4 ds.158

cc: Ten O'Five Frederick, Inc.
c/o Joel Kaufman
Charles R. Crocken

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
November 15, 1988

RECEIVED
NOV 21 1988
ZONING OFFICE

J. Robert Haines,
Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, MD 2104

Attention, Anne Nastarowicz

Subject: Petition for Special Exception
Case Number: 89-1161-X
Construction of a Class "B" Office Building

Dear Mrs. Nastarowicz,

Enclosed please find a revised copy of the plat of the subject property upon which we have made several revisions as per comments of the Zoning Plans Advisory Committee. For your convenience our office has "high-lighted" the revisions.

We wish to enter this letter into the case record as evidence that the plans are in compliance with the Counties requirements for "CRG" approval and that the proposed use for which the Special Exception is requested, "Professional Offices" meets the requirements of Section 502.1 of the County Zoning Ordinance, in that the proposed will not:

- Be detrimental to the health, safety or general welfare of the locality involved; ... We believe the construction of professional offices, for doctors and other professionals such as accountants and attorneys or small businesses poses no threat to the health and safety of the area and can only serve to enhance the general welfare of the locality by making the services more readily available to the area residents.
- Tend to create congestion in roads, streets or alleys therein; ... This is an issue which was addressed at "CRG" meeting and it was noted that the plan provides for construction of a one way entrance from Locust Dr. and a one way exit, right turn only, onto Frederick Rd. thereby reducing the impact of site traffic on the neighborhood streets to a minimum.

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21158

March 4, 1991

Mr. Arnold Jablon, Director
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

SUBJECT: "1005 Frederick Road"
Professional Office Condominiums
Zoning Case 89-116-XA

Dear Mr. Jablon,

Please find enclosed herewith a check in the amount of \$ 40.00 and two redline copies of the approved Zoning Plat (which CRG also used as the CRG Plan) of the subject property. We hereby request approval of the spirit and intent of the proposed change. We have submitted redline copies of the plan to the Development Review Committee for approval of a CRG Refinement.

The purpose of the refinement is to modify the layout in order to provide additional spaces, facilitate parking and improve accessibility for the handicapped.

We propose to shift the entrance to the property towards Frederick Road and skew the parking as shown on the plan in order to provide additional space and improve parking. We have shifted the handicapp space to the center of the building to improve access and provide a van accessible space. We have taken advantage of the shift in the layout to provide an additional space on the corner of the site.

We believe the proposed changes will greatly improve the site and the adjacent properties. Should you have any questions or require additional information do not hesitate to contact me.

Because the site is now ready for final grading, we request your prompt attention to this matter.

Sincerely,

Charles R. Crocken, PE
President

Encl.
crc-25
frd-208.req

DRC-03247 C

COPY 4/23/97

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21158

April 22, 1991

Mr. Arnold Jablon, Director
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

SUBJECT: "1005 Frederick Road"
Professional Office Condominiums
Zoning Case 89-116-XA
"SECOND SUBMITTAL - OLD BUSINESS"

Attention: John Lewis

As per our conversation, this date, I am enclosing two redline copies of the approved Zoning Plat (which CRG also used as the CRG Plan) of the subject property. We hereby request approval of the spirit and intent of the proposed change. This is the second version of the revision and has been reviewed and approved by the Traffic Engineer. We have submitted redline copies of the plan to Development Review Committee for approval of CRG Refinement.

The purpose of the refinement is to modify the layout in order to provide additional spaces, facilitate parking and improve accessibility for the handicapped.

We propose to shift the entrance to the property towards Frederick Road and skew the parking as shown on the plan in order to provide additional space and improve parking. We have shifted the handicapp space to the center of the building to improve access and provide a van accessible space. We have taken advantage of the shift in the layout to provide an additional space on the corner of the site.

We believe the proposed changes will greatly improve the site and the adjacent properties. Should you have any questions or require additional information do not hesitate to contact me.

For your convenience we have enclosed copies of our original correspondence. Because the site is now ready for final grading and paving we request your prompt attention to this matter.

Sincerely,

Charles R. Crocken, PE
President

Encl.
crc-25
frd-208.req

DRC-03247 C

Charles R. Crocken & Associates, Inc.
P.O. Box 307
WESTMINSTER, MARYLAND 21157

LETTER OF TRANSMITTAL

TO: Zoning Administrator
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
3	4/22/91	1	Zoning Plat

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____ ☐ PRINTS RETURNED AFTER LOAN TO US
☐ FOR BIDS DUE ☐ _____

REMARKS: CRG & Assoc. Has Deleted Bldg. No. 4 and RT
THE AREA AND GREEN SPACE. SITE PARKING
CIRCULATIONS, FOR ETC. HAVE BEEN ADDRESS
ADDITIONALLY - WE SHALL ATTEMPT TO PROVIDE
ADDITIONAL PARKING WHEN WE RECEIVE A
FINAL SITE PLAN.

COPY TO:

SIGNED: *Charles R. Crocken*

If enclosures are not so noted, kindly notify us at once.

PLEASE PRINT CLEARLY

NAME

10 LOCUST DR. BATA MD 21228

14 LOCUST DR, CATONSVILLE 21228

17 Sanford Sue Catonsville 21228

8 Locust Dr Catons 31228

11 21228

717 Elmwood Ave 747-6620

7 Lombard Rd 21228 747 6400

1002 Edgewood Ave 21228 744-5272

1005 Arion Park Rd 747340 Balt MD 21228

525-0279

OK minus order each
drop ~~the~~ the 4th unit
+ provide new parking lot appals.
area to +300 \$ for 1, 2, 3.
I'll approve for S.I. board
on the for party.

PKB OK Per Raneck
BOT ANY BUILDING CONDITIONS
ARE NOT.

DATE: 4/19/77 CLIENT/PROJECT: DRC'S FUTURE RD.
TO RECEIVING FAX NO. 837-7224 NO. PAGES: 2
TO: JOHN LEWIS
FIRM: BORO CO. ZONING OFFICE
TELEPHONE NO. TO CONFIRM RECEIPT: 410-549-2768
FROM: BRUDY CROCKEN
SUBJECT: REQUEST REVENUE & SPENT I
IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL AT 410-549-2768

COMMENTS: PKC/D
CRC sent and requested plan to
RAISING FAMILY - ON 4/2/77 - CRC
ADVISED JAMES @ 8:00 AND FAILED
JAMES @ 8:40 @ 9:00 FORWARD ME REQUESTED
PLANT I WRITE. ADVISE IN NEW LETTER
4 RE SUBMIT TO DRC? LET ME KNOW

(CR-21) Thanks Brudy C.

410 549 2768

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering & Land Planning
P.O. BOX 367
WESTMINSTER, MARYLAND 21158

FAX TRANSMISSION COVER PAGE 89-116-XA.
Fax No. 410-549-9063
Voice 410-549-2768
*ans N. If it should be made to provide
new parking. Bldg now
under roof.*

*Called
for real bid
but stipulated
I will
have letter
copy of my
last response
3/4/77*

MAR-31-97 MON 15:52 CRC & ASSOC. 410 549 2708 P.01

97-1388
To: JLC
3/3/97 wa

TO me 3/3/97
in reply
ok with this
call.

CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering & Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21158

FAX TRANSMISSION COVER PAGE

Fax. No. 410-549-9063
Voice 410-549-2708

DATE: 3/3/97 CLIENT/PROJECT 1025 FREDERICK RD.
TO RECEIVING FAX No. 887-2824 No. PAGES 2
TO: JOHN LEECHES
FIRM: BRIDGEO CORP. -
TELEPHONE No. TO CONFIRM RECEIPT: 410-549-2708
FROM: CHARLES CROCKEN
SUBJECT: NEWARK NEWSPAPER BRIDGE COVER
IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL
AT 410-549-2708

COMMENTS: SERVING COPY TO RAILING FAMILY
NOTE CHANGE TO SPACE @ AT
FREDERICKS -- I BELIEVE THIS
JUSTIFIES THE COMMENTS --
BUILDING IS 90% COMPLETED -- R.R.
NEEDS TO HAVE A LOT -- ADAP.

CRC-21 ZONING CASES - 1189-116-XA.
REFER TO YOUR LETTER OF 3/1/97.

2110
FREDERICK ROAD
2110

MAR-31-97 MON 15:52 CRC & ASSOC. 410 549 2708 P.01

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
CHARLES R. CROCKEN RE	902 LEE AVENUE
(CHARLES R. CROCKEN & ASSOC)	SPRINGVILLE, MD 21784
ANTHONY J. DI PANA, Esq. (Covington & Sullivan, Att)	414 BERRY AVE - TOWSON MD 21204
JOEL KLUFFMAN	4047 Ridge Rd. 21157
DAVID KLUFFMAN	4047 Ridge Rd. 21157

12/7/88

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Thomas Dine Esq	Country of BOYER
JOEL KLUFFMAN	4047 Ridge Rd. 21157 Vt 02342
CHARLES R. CROCKEN	CHARLES R. CROCKEN & ASSOC. (594) 902 LEE AVE. SPRINGVILLE MD (2108) 21784

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JOEL KLUFFMAN	4047 Ridge Road WINTERBURY MD 21157
(CHARLES R. CROCKEN (ESQ.))	902 LEE AVE. SPRINGVILLE MD. 21784

Did not show but send notice
Kenneth Huhnicker Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

Attention: Mr. J. Robert Haines
Zoning Commissioner

PROTESTANT EXHIBIT 2

Dear Mr. Haines:

The following Locust Drive residents wish to express our opposition to the upcoming decisions of "Special Exception" and "Variances" (Hearing notice attached) as described in the petition (Case No. 89-15-8A) regarding the property located at 1005 Frederick Road. We expect the decisions of Baltimore County Zoning Board to comply with the existing laws and our wishes to oppose the special exemption and all variances.

Owner/Resident	# () Locust Drive	Date
James H. Thompson	29 Locust Dr	5/13/89
James H. Thompson	31 Locust Dr	5/13/89
Robert J. Smith	23 Locust Dr	5/14/89
Robert J. Smith	25 Locust Dr	5/14/89
Robert J. Smith	18 Locust Dr	5/14/89
Robert J. Smith	26 Locust Dr	5/15/89
Robert J. Smith	22 Locust Dr	5/15/89
Robert J. Smith	100 Locust Dr	5/15/89
Robert J. Smith	32 Locust Dr	5/15/89
Robert J. Smith	31 Locust Dr	5/15/89
Robert J. Smith	21 Locust Dr	5/15/89
Robert J. Smith	19 Locust Dr	5/15/89
Robert J. Smith	17 Locust Dr	5/15/89
Robert J. Smith	15 Locust Dr	5/15/89
Robert J. Smith	13 Locust Dr	5/15/89
Robert J. Smith	11 Locust Dr	5/15/89
Robert J. Smith	9 Locust Dr	5/15/89
Robert J. Smith	7 Locust Dr	5/15/89
Robert J. Smith	5 Locust Dr	5/15/89
Robert J. Smith	3 Locust Dr	5/15/89
Robert J. Smith	1 Locust Dr	5/15/89

J. C. Andersen
Thomas A. Andersen
19 Locust Drive
Catonsville, Maryland 21228

cc: Honorable Ronald B. Hickernell
Councilman, First District
754 Frederick Road
Catonsville, Maryland 21228

attachent

Note:
There are no existing
wells and/or septic
systems on this site

(Md. Rtg. No 144)

FREDERICK

ROAD

Note:
Closest existing fire hydrant
at N.E. corner Menard Ave. &
Frederick Rd. Approx. 300'
from this site

Signage Note: Non-illuminated, 8 Sq. Ft.
Bldg. Sign to be attached
to Northside Bldg. 1 No
Free Standing Sign is Proposed.

LANDSCAPING REQUIREMENTS

NUMBER OF TREES = 12 TREES/12 SPA.
388 FT. ROAD FRONTAGE @ 1 TREE/40' = 10'
TOTAL NUMBER TREES REQ'D. = 12 TREES
TOTAL NUMBER TREES PROVIDED = 24 TREES
(See plan)
ALL TREES SHALL BE MIN. 3" TO 3 1/2" CALIPHER

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 0.22 (1" IMPERV)
2 YR. STORM Q = 1.50 CFS
10 YR. STORM Q = 3.40 CFS
INCREASE IN RUNOFF: 2 YR. STORM = 2.00 - 1.50 / 1.50 = 0.7%
CONCLUSION: PROVIDE SNM BY UNDER GROUND INFILTRATION TRENCH.
TYPE A SOIL INFILTRATION RATE 1/2" TO 3" / HOUR
AS PER RESULTS OF TESTS "A" & "B". SEE REPORT.

INFILTRATION TRENCH: (Based on Ultimate Development)
REQD. VOL. 2 YR. STORM = 1,986 Cu. Ft. (15% Imperv. Area.)
REQD. VOL. 10 YR. STORM = 4,216 Cu. Ft.
VOL. TRENCH = 2,000 Cu. Ft. (10' W, 115' L x 8' D)

BUILDING ELEVATION
Not To Scale

PLANT LIST	QUANTITY	DETAIL NAME	COMMON NAME	SIZE	NOTE
1	4	Acacia saligna	Acacia saligna	3-4 ft.	
2	3	Carum floribundum	Carum floribundum	4-6 ft.	
3	10	Carum floribundum	Carum floribundum	20-30 in.	1 ft. d.c.
4	3	Carum floribundum	Carum floribundum	2-3 ft.	
5	17	Carum floribundum	Carum floribundum	4-6 ft.	
6	17	Carum floribundum	Carum floribundum	20-30 in.	1 ft. d.c.
7	15	Carum floribundum	Carum floribundum	4-6 ft.	5 ft. d.c.
8	420	Carum floribundum	Carum floribundum	2-10 in. pot	5 ft. d.c.

GENERAL NOTES

- ELECTION DISTRICT
- COUNCILMANIC DISTRICT
- CENSUS TRACT
- WATERSHED
- SUBWERSHED
- SOIL TYPES AND LIMITATIONS
- NO HISTORIC BUILDINGS ON SITE
- NO CRITICAL AREAS
- NO ARCHEOLOGICAL SITES
- NO ENDANGERED SPECIES
- NO HAZARDOUS MATERIALS
- NO SLOPES OVER 25 PERCENT
- PROPERTY SUBJECT TO RELOCATION OF ZONING BOUNDARY
- M.T.A. BUS ROUTE NO. 8
- LIGHTING SHALL BE DIRECTED SO AS NOT TO INTERFERE WITH ADJACENT PROPERTIES AND TRAFFIC
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS
- NUMBER OF EMPLOYEES NOT KNOWN
- HOURS OF OPERATION VARIABLE
- EST. NUMBER EMP = 8
- EST. 8:30 AM TO 5:30 PM
- ADT 5700 s.f. @ 25 / 1000 s.f. = 317 ADT = 5700 / 1000 x 317
- ESTIMATED SEWER FLOW = 317 GPD @ 0.00950 / s.f.
- TOPOGRAPHY SUBJECT TO CHANGE
- BOUNDARY FROM CURRENT DEEDS L. 7401, F. 0707
- FOR GEOLOGICAL INFORMATION SEE ENVIRONMENTAL REPORT
- NO WETLANDS OR HYDRIC SOILS ON SITE
- NO FLOOD PLAIN ON SITE
- NO UNDER GROUND PETROLEUM PRODUCTS STORAGE TANKS LOCATED ON SITE
- THERE ARE NO EXISTING OR ABANDONED GAS STATIONS WITHIN ONE QUARTER MILE OF THE PROPERTY
- Water-Sewer Zone - Catonsville No 4

R.T.A. NOTES

- ALL OFFSITE DWELLINGS AND VACANT SMALL LOTS OF RECORD (LESS THAN 200') THAT CREATE A "R.T.A." ON SITE ARE SHOWN WITH THE REQUIRED 300 FT AND 250 FT. AREAS.
- NO DEVELOPMENT IS PROPOSED IN DR. 5.5 ZONE HENCE SITE IS NOT SUBJECT TO R.T.A.

ZONING NOTES

- APPROVAL OF CRG PLAN IS SUBJECT TO APPROVAL OF SPECIAL EXCEPTION OF FOR CONSTRUCTION OF CLASS "B" BLDG. IN "R-0" ZONE.
- PARKING SPACES 9' THRU 19' AS SHOWN SUBJECT TO SPECIAL HEARING FOR CONSTRUCTION OF PARKING FOR "B" OFFICE BLDG. IN "R-0" ZONE.
- THE PLAN AS SHOWN IS SUBJECT TO A WAIVER FROM CONSTRUCTION OF IMPROVEMENTS TO LOCUST DRIVE, WHICH IS TO REMAIN ONE WAY.

NOTE:
PARKING SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4024 OF B.C.E.R.

DETAIL - LAMP POST
No Scale
(PRELIMINARY)

Title Reference
1005 Frederick Road, Inc.
L. 7401, F. 0707
Tax Ass. No 010-3231-530

Revised: April 26, 1988 per Pre-CRG 4/25/88
CRG No. 1288 per CRG Comments
Revised: April 8, 1988 - Public Services check print

Revised @ Open Space Calc. Added Bldg Loc.
Revised @ Added Future 20' W. Road
Developer
Joel C. Kaufman
4047 Ridge Road
Westminster, Md. 21157
Phone: 301-876-2392
Owner
1005 Frederick Road, Inc.
437 W. Old Liberty Road
Sykesville, Md. 21784
Phone: 755-5620
% Kenneth Holmiker



CHARLES R. CROCKEN
AND ASSOCIATES INC.
CIVIL ENGINEERING AND LAND PLANNING
902 LEE AVENUE, SYKESVILLE, MD 21784
TEL 217-84-1700
FAX 217-84-1700
April 12, 1988
PROJECT NO. 1005
DESIGNED BY: CRG/CG
DRAWN BY: CG
CHECKED BY: Fred. R.
DATE: Jan. 15, 1988
SCALE: 1" = 20'
DRAWING NO. 1 OF 2
PROFESSIONAL ENGINEER NO. 7825

VICINITY MAP
Scale: 1" = 2000'

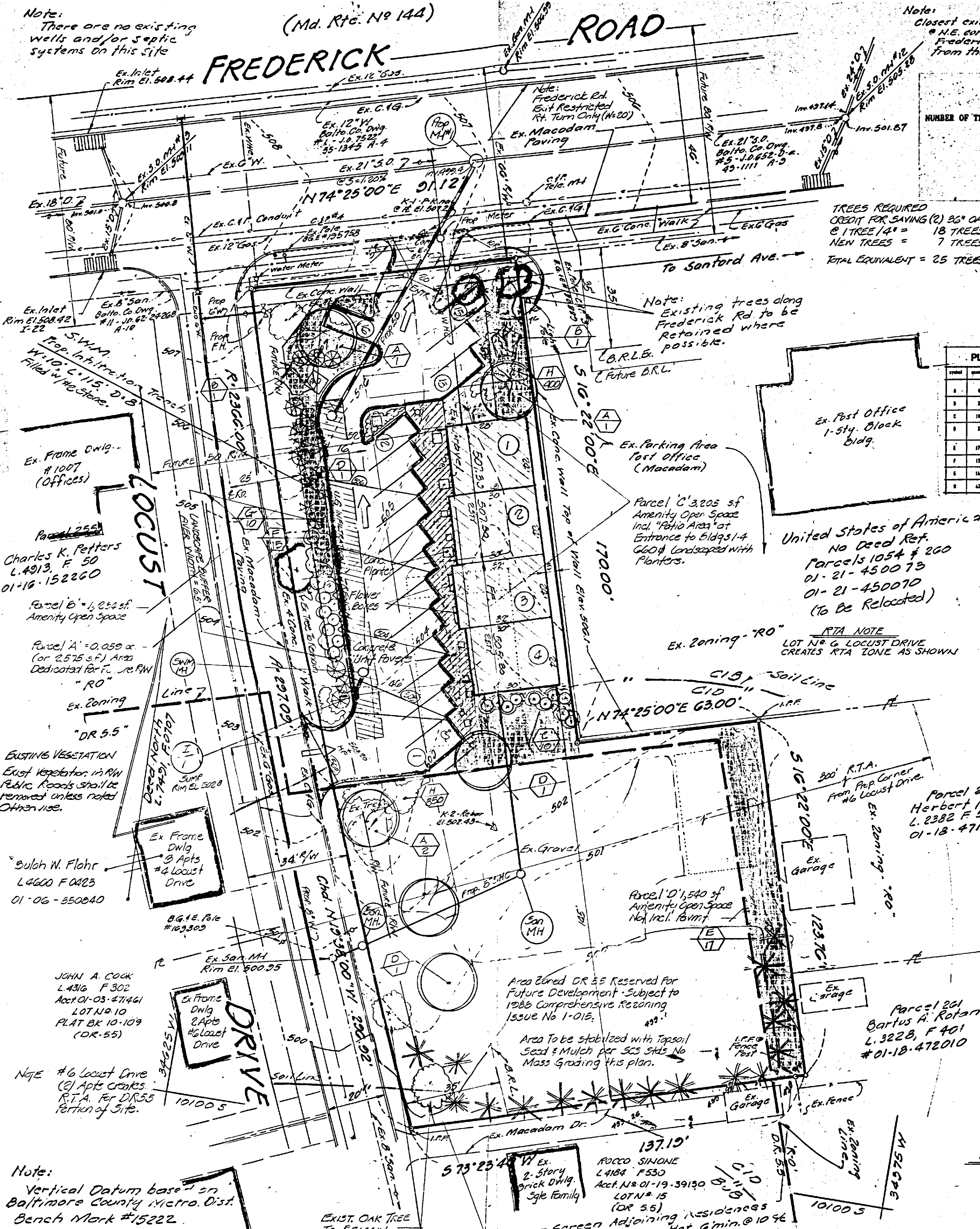
SITE DATA

- AREA OF SITE = 0.76 ac. (GROSS) (33,105 S.F.)
- ZONING = "R-0" & "DR-5.5"
AREA "R-0" ZONE = 0.392 ac. (17,350 S.F.)
AREA "DR-5.5" ZONE = 0.368 ac. (15,755 S.F.)
- EXISTING USE = VACANT (FORMERLY APTS.) (Excl. Bldgs have been Razed)
Shown for SNM only
- EXISTING TOPOGRAPHY IS FIELD RUN DATED, SEPT. 1987.
VERTICAL DATUM BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT CONTROL POINT NO. 4243. KEY SHEET "H" NO. POSITION SHEETS - 10 SW 23824, CONTOUR INTERVAL 1.0'
- BOUNDARY SHOWN HEREON BASED ON SURVEY BY JAMES S. SPAMER AND ASSOCIATES, DATED JUNE 19, 1963 AND VERIFIED BY CHARLES R. CROCKEN & ASSOC., INC., SEPT. 1987.
- PARKING TABULATION:
PARKING REQUIRED: (CLASS "B" PROP. OFFICE BLDG.)
FIRST FLOOR: 18 @ 1 spa/500 sf = 18 = 2,880 sf @ 15p/300sf
SECOND FLOOR: 6 @ 1 spa/500 sf = 6 = 2,880 sf @ 15p/500 sf
TOTAL PARKING SPACES REQ'D = 24 Total
(INCL. HANDICAP)
PARKING PROVIDED = 12008 SF = 50
PROPOSED = 24 SF = 16 Total
To Spec. Incl. 1 Handicap
- IMPERVIOUS AREA: EXISTING = 12008 SF = 50
PROPOSED = 24 SF = 16
- FLOOR AREA RATIO: PERMITTED = 0.33 PROPOSED 0.24
7% INTERIOR PROVIDED = 25% ENTIRE RD. ZONED AREA
- AMENITY OPEN SPACE REQ'D. = 0.24 PROVIDED = 0.24
- ALL PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE AND PARKING STALLS DELINEATED WITH PAINTED LINES.

Floor Area Ratio Calculations
Bldg 1 @ 24' x 23' = 672 sf
2 @ 24' x 30' = 1440 sf
3 @ 24' x 32' = 768 sf
(No Usable Floor Area in Bldg "Dormer")
1st Floor = 2880 sf
1st Flr & 2nd Fl. = 5760 sf
F.A.R. = 5760 / 23803 = F.A.R. = 0.24
Amenity Open Space Req'd. 0.07 x 6,600 sf = 462 sf
A.O.S. Provided: Parcel B = 1,234 sf, Parcel C = 2,205 sf, Parcel D = 1,540 sf
Total = 5,779 sf or 25.0 Percent of Site Area (RA) (Bldg Area = 23,803 sf)
CATERING AREA = 1,000 sf

ETTING
EXHIBIT
ZONING PLAT
for
1005 FREDERICK ROAD
PROFESSIONAL OFFICES
TOWNHOUSE CONDOMINIUMS
1st Election District Catonsville Baltimore Co, Md.
Property Number - 010-3231-530
Tax Map #101, Block #7, Parcel 1753
C.R.G. No 83054
Planning No

REVISED PLANS
3-10-89



Note:
Vertical Datum based on
Baltimore County Micro. Dist.
Bench Mark #15222
Cut on top conc. curb on S.E.
corner Frederick Rd and Sanford
Ave. Elev. 504.21

PLAN
Scale: 1" = 20'

Note:
Proposed Exit at Frederick Rd
To Be Restricted To Right Turn only.
& Signs Posted Per SHA Reg'd (Rt. Turn only
& Stop Sign)
GRADING NOTE:
No mass grading proposed. Existing Grade
equivalent to approx. subgrade.

Note:
Proposed Buildings - 2-Story w/
Victorian style characteristics
brick exterior - Roof Dormers
Approx. Height to roof ridge 31'6"

Note: There are no existing wells and/or septic systems on this site.

(Md. Rtc. No 144)

FREDERICK ROAD

ROAD

Note: Closest existing fire hydrant @ N.E. corner Melvin Ave. - Frederick Rd. Approx. 300' from this site.

SIGNING NOTE: Non-illuminated, 8 Sq. Ft. Old Sign to be attached to Northside Blot. 1 No Free Standing Sign is Proposed.

LANDSCAPING REQUIREMENTS ⑩ & ⑪

NUMBER OF TREES = 1/2 PK. SPA. @ 1 TREE/12 SPA. = 2 TREES
388 FT. ROAD FRONTAGE @ 1 TREE/40' = 10

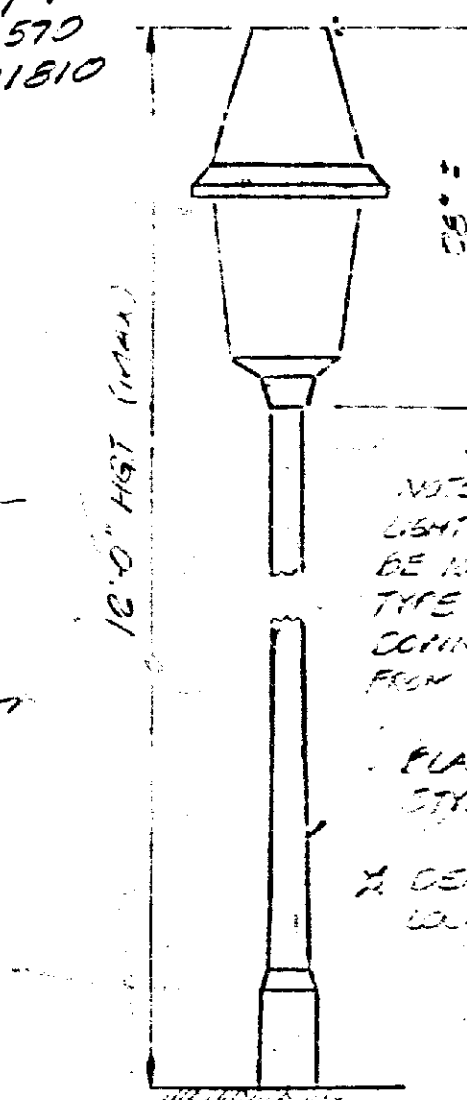
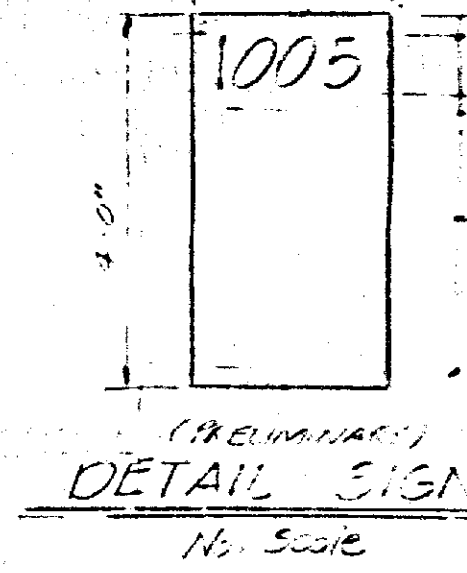
TOTAL NUMBER TREES REQ'D. = 12 TREES
TOTAL NUMBER TREES PROV'D. = 24 TREES

ALL TREES SHALL BE MIN. 3" TO 3 1/2" CALIPHER

TREES REQUIRED CREDIT FOR SAVING (2) 20" OAKS @ 1 TREE/4" = 18 TREES
NEW TREES = 7 TREES
TOTAL EQUIVALENT = 25 TREES

Plant	Quantity	Notes	Plant	Quantity	Notes
1	1	Red Spruce	1	1	Red Spruce
2	1	Red Spruce	2	1	Red Spruce
3	1	Red Spruce	3	1	Red Spruce
4	1	Red Spruce	4	1	Red Spruce
5	1	Red Spruce	5	1	Red Spruce
6	1	Red Spruce	6	1	Red Spruce
7	1	Red Spruce	7	1	Red Spruce
8	1	Red Spruce	8	1	Red Spruce
9	1	Red Spruce	9	1	Red Spruce
10	1	Red Spruce	10	1	Red Spruce
11	1	Red Spruce	11	1	Red Spruce
12	1	Red Spruce	12	1	Red Spruce
13	1	Red Spruce	13	1	Red Spruce
14	1	Red Spruce	14	1	Red Spruce
15	1	Red Spruce	15	1	Red Spruce
16	1	Red Spruce	16	1	Red Spruce
17	1	Red Spruce	17	1	Red Spruce
18	1	Red Spruce	18	1	Red Spruce
19	1	Red Spruce	19	1	Red Spruce
20	1	Red Spruce	20	1	Red Spruce
21	1	Red Spruce	21	1	Red Spruce
22	1	Red Spruce	22	1	Red Spruce
23	1	Red Spruce	23	1	Red Spruce
24	1	Red Spruce	24	1	Red Spruce
25	1	Red Spruce	25	1	Red Spruce
26	1	Red Spruce	26	1	Red Spruce
27	1	Red Spruce	27	1	Red Spruce
28	1	Red Spruce	28	1	Red Spruce
29	1	Red Spruce	29	1	Red Spruce
30	1	Red Spruce	30	1	Red Spruce

Fire Protection Note
1. Fire hydrant to be constructed at intersection.
2. Hydrant connection subject to Fire Dept. test.
3. Access Rd. to be provided as Fire Lane.



STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 80 (1% IMPERV)
2 YR. STORM = 1.50 CFS
10 YR. STORM = 3.40 CFS

PROPOSED CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 80 (1% IMPERV)
2 YR. STORM = 2.60 CFS
10 YR. STORM = 4.70 CFS

INCREASE IN RUNOFF: 2 YR. STORM = 2.60 - 1.50/1.50 = 67%
CONCLUSION: PROVIDE SWM BY UNDER GROUND INFILTRATION TRENCH. TYPE A INFILTRATION RATE 1 1/2" TO 3" HOUR AS PER RESULTS OF TESTS "A" & "B". SEE REPORT.

INFILTRATION TRENCH: (Based on Ultimate Development)
READ VOL. 2 YR. STORM = 1.90 CFS (1.5% IMPERV AREA)
READ VOL. 10 YR. STORM = 4.21 CFS
VOL. TRENCH = 0.200 Cu. Ft. (10W, 11.5L x 8.0H)

BUILDING ELEVATION
Not To Scale

* NOTE:

FOR ZONING HISTORY, LIST OF VARIANCES AND RESTRICTIONS AS PER USE NA 89-116-XA APPROVED 6-21-89 SEE SETTING OF C.

LEGEND: A DENOTES VARIANCE

① DENOTES RESTRICTION

GENERAL NOTES

1. ELECTION DISTRICT
2. COUNCILMANIC DISTRICT
3. CENSUS TRACT
4. WATERSHED
5. SUBWERSHED
6. SOIL TYPES AND LIMITATIONS
7. NO HISTORIC BUILDINGS ON SITE
8. NO CRITICAL AREAS
9. NO ARCHEOLOGICAL SITES
10. NO ENDANGERED SPECIES
11. NO HAZARDOUS MATERIALS
12. NO SLOPES OVER 25 PERCENT
13. PROPERTY SUBJECT TO RELOCATION OF ZONING BOUNDARY
14. M.T.A. BUS ROUTE NO. 8
15. LIGHTING SHALL BE DIRECTED SO AS NOT TO INTERFERE WITH ADJACENT PROPERTIES AND TRAFFIC
16. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS
17. NUMBER OF EMPLOYEES NOT KNOWN
18. HOURS OF OPERATION VARIABLE
19. ADT = 1220 S.F. @ 55 11000 S.F. = 1220 ADT = 238 + 238 = 254
20. ESTIMATED SEWER FLOW = 300 GPD @ 0.05 GPD/S.F. x 238 = 7140 GPD
21. TOPOGRAPHY SUBJECT TO CHANGE
22. BOUNDARY FROM CURRENT DEEDS L. 7491, R. 0707
23. FOR GEOLOGICAL INFORMATION SEE ENVIRONMENTAL REPORT TO BE SUBMITTED SEPARATELY
24. NO WETLANDS OR HYDRIC SOILS ON SITE
25. NO FLOOD PLAIN ON SITE
26. NO UNDER GROUND PETROLEUM PRODUCTS STORAGE TANKS LOCATED ON SITE
27. THERE ARE NO EXISTING OR ABANDONED GAS STATIONS WITHIN ONE QUARTER MILE OF THE PROPERTY
28. Water-Sewer Zone - Catonsville No 4

RTA NOTES

1. ALL OFFSITE DWELLINGS AND VACANT SMALL LOTS OF RECORD (LESS THAN 200') THAT CREATE A "RTA" CONTRA ARE SHOWN WITH THE REQUIRED 300'FT AND 100'FT ARE DEVELOPE IN DR-5 ZONED LIMITED TO SINGLE FAMILY DETACHED STRUCTURES NO RTA REQUIRED

ZONING NOTES

1. APPROVAL OF CRG PLAN IS SUBJECT TO APPROVAL OF SPECIAL EXCEPTION OF FOR CONSTRUCTION OF CLASS "B" BLDG. IN "R-0" ZONE. FILED NO.
2. PARKING SPACES 9 THRU 19 AS SHOWN SUBJECT TO SPECIAL HEARING FOR CONSTRUCTION OF PARKING FOR "R-0" OFFICE BLDG. IN "R-0" 5.5' ZONE. FILED NO.
3. THE PLAN AS SHOWN IS SUBJECT TO A WAIVER FROM CONSTRUCTION OF IMPROVEMENTS TO LOCUST DRIVE, WHICH IS TO REMAIN ONE WAY. FILED NO.

NOTE: PARKING SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 403.4 OF B.C.C.

PURPOSE OF AMENDED PLAN: TO SHOW SUBDIVISION OF "DR-5.5" PORTION OF THE PROPERTY ONLY.

Title Reference

1005 Frederick Road, Inc.
L. 7491, F. 0707
Tax Ref No 010-3231-530

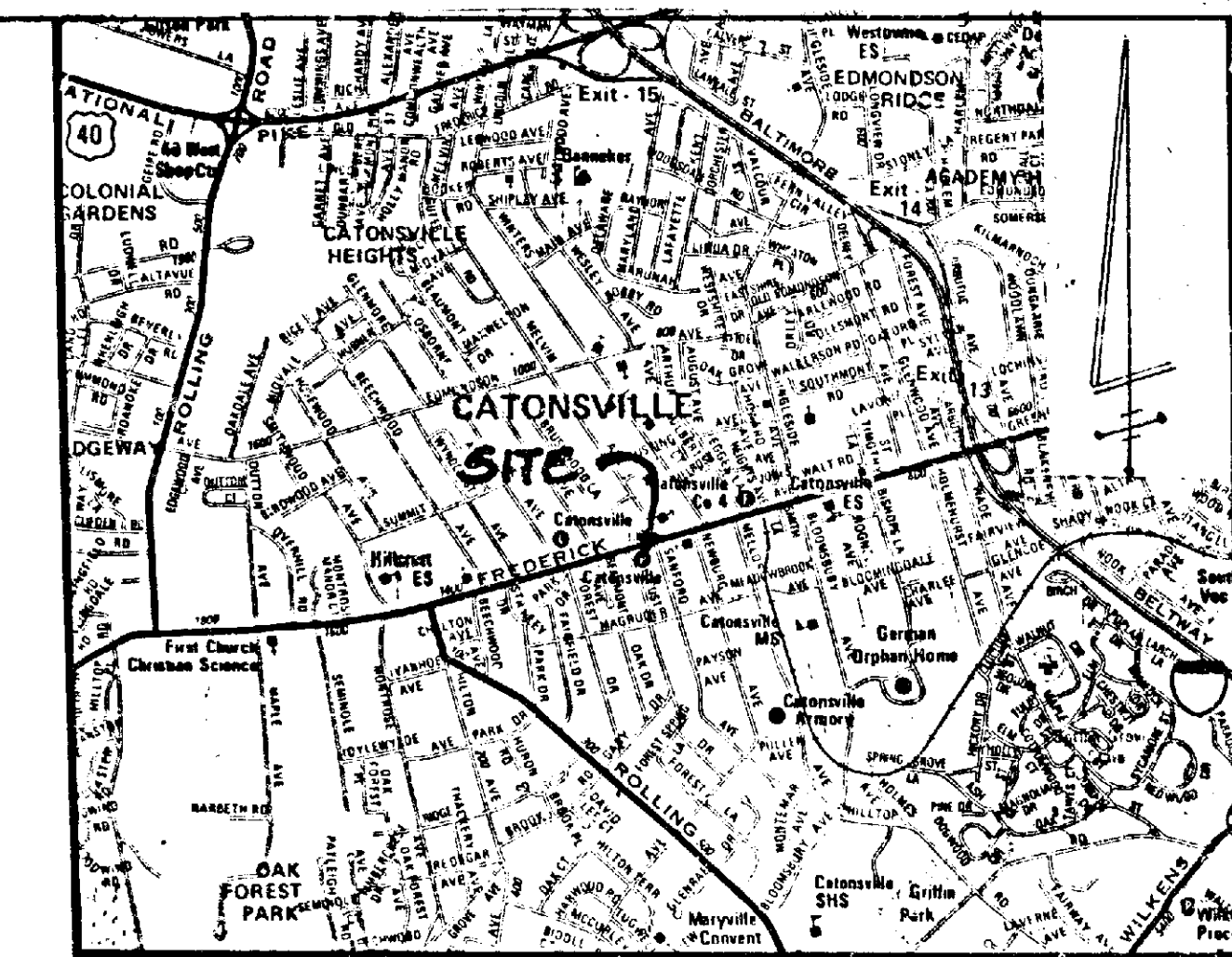
Revised April 26, 1988 per Mr. C.R.S. 4/26/88
Revised May 1988 per Mr. C.R.S. 5/19/88
Revised April 5, 1988
Public Services check print
Revised 12-13-89 per Zoning Comments.

Developer

Joel C. Kaufman
4047 Ridge Road
Westminster, Md. 21157
Phone: 301-876-2392

Owner

1005 Frederick Road, Inc.
437 W. Old Liberty Road
Sykesville, Md. 21784
Phone: 791-3020
c/o Kenneth Holmiker



VICINITY MAP

Scale: 1" = 2000'

SITE DATA

1. AREA OF SITE = 0.76 ac. (GROSS) (33105 S.F.) PER CASE # 89-116-XA.
2. ZONING = "R-0" & "DR-5.5"
AREA "R-0" ZONE = 0.324 ac. (14050 S.F.)
AREA "DR-5.5" ZONE = 0.364 ac. (15755 S.F.)
3. EXISTING USE = VACANT (FORMERLY APTS.) (Exst Bldgs have been Razed)
4. EXISTING TOPOGRAPHY IS FIELD RUN DATED, SEPT. 1987. VERTICAL DATUM BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT CONTROL POINT NO. 4243. KEY SHEET "H" NO. POSITION SHEETS - 10 SW 23424, CONTOUR INTERVAL 1.0'
5. BOUNDARY SHOWN HEREON BASED ON SURVEY BY JAMES S. SPANER AND ASSOCIATES, DATED JUNE 19, 1963 AND VERIFIED BY CHARLES R. CROCKEN & ASSOC., INC., SEPT. 1987.
6. PARKING TABULATION:
(a) PARKING REQUIRED: (CLASS "B" PROP. OFFICE BLDG)
FIRST FLOOR: 11 sps/300 sf = 8
SECOND FLOOR: 11 sps/500 sf = 5
TOTAL PARKING SPACES REQ'D = 13
(INCL. HANDICAP) = 13
TOTAL PROVIDED = 20
(b) PARKING PROVIDED: (CLASS "B" PROP. OFFICE BLDG)
FIRST FLOOR: 11 sps/300 sf = 8
SECOND FLOOR: 11 sps/500 sf = 5
TOTAL PROVIDED = 20
(c) TOTAL PROVIDED = 20
(d) TOTAL PROVIDED = 20
(e) TOTAL PROVIDED = 20
(f) TOTAL PROVIDED = 20
(g) TOTAL PROVIDED = 20
(h) TOTAL PROVIDED = 20
(i) TOTAL PROVIDED = 20
(j) TOTAL PROVIDED = 20
(k) TOTAL PROVIDED = 20
(l) TOTAL PROVIDED = 20
(m) TOTAL PROVIDED = 20
(n) TOTAL PROVIDED = 20
(o) TOTAL PROVIDED = 20
(p) TOTAL PROVIDED = 20
(q) TOTAL PROVIDED = 20
(r) TOTAL PROVIDED = 20
(s) TOTAL PROVIDED = 20
(t) TOTAL PROVIDED = 20
(u) TOTAL PROVIDED = 20
(v) TOTAL PROVIDED = 20
(w) TOTAL PROVIDED = 20
(x) TOTAL PROVIDED = 20
(y) TOTAL PROVIDED = 20
(z) TOTAL PROVIDED = 20

Floor Area Ratio Calculations
Bldg
@ 24' x 28' = 672 sf
@ 24' x 30' = 720 sf
@ 24' x 32' = 768 sf
@ 24' x 34' = 816 sf
@ 24' x 36' = 864 sf
@ 24' x 38' = 912 sf
@ 24' x 40' = 960 sf
@ 24' x 42' = 1008 sf
@ 24' x 44' = 1056 sf
@ 24' x 46' = 1104 sf
@ 24' x 48' = 1152 sf
@ 24' x 50' = 1200 sf
@ 24' x 52' = 1248 sf
@ 24' x 54' = 1296 sf
@ 24' x 56' = 1344 sf
@ 24' x 58' = 1392 sf
@ 24' x 60' = 1440 sf
@ 24' x 62' = 1488 sf
@ 24' x 64' = 1536 sf
@ 24' x 66' = 1584 sf
@ 24' x 68' = 1632 sf
@ 24' x 70' = 1680 sf
@ 24' x 72' = 1728 sf
@ 24' x 74' = 1776 sf
@ 24' x 76' = 1824 sf
@ 24' x 78' = 1872 sf
@ 24' x 80' = 1920 sf
@ 24' x 82' = 1968 sf
@ 24' x 84' = 2016 sf
@ 24' x 86' = 2064 sf
@ 24' x 88' = 2112 sf
@ 24' x 90' = 2160 sf
@ 24' x 92' = 2208 sf
@ 24' x 94' = 2256 sf
@ 24' x 96' = 2304 sf
@ 24' x 98' = 2352 sf
@ 24' x 100' = 2400 sf
@ 24' x 102' = 2448 sf
@ 24' x 104' = 2496 sf
@ 24' x 106' = 2544 sf
@ 24' x 108' = 2592 sf
@ 24' x 110' = 2640 sf
@ 24' x 112' = 2688 sf
@ 24' x 114' = 2736 sf
@ 24' x 116' = 2784 sf
@ 24' x 118' = 2832 sf
@ 24' x 120' = 2880 sf
@ 24' x 122' = 2928 sf
@ 24' x 124' = 2976 sf
@ 24' x 126' = 3024 sf
@ 24' x 128' = 3072 sf
@ 24' x 130' = 3120 sf
@ 24' x 132' = 3168 sf
@ 24' x 134' = 3216 sf
@ 24' x 136' = 3264 sf
@ 24' x 138' = 3312 sf
@ 24' x 140' = 3360 sf
@ 24' x 142' = 3408 sf
@ 24' x 144' = 3456 sf
@ 24' x 146' = 3504 sf
@ 24' x 148' = 3552 sf
@ 24' x 150' = 3600 sf
@ 24' x 152' = 3648 sf
@ 24' x 154' = 3696 sf
@ 24' x 156' = 3744 sf
@ 24' x 158' = 3792 sf
@ 24' x 160' = 3840 sf
@ 24' x 162' = 3888 sf
@ 24' x 164' = 3936 sf
@ 24' x 166' = 3984 sf
@ 24' x 168' = 4032 sf
@ 24' x 170' = 4080 sf
@ 24' x 172' = 4128 sf
@ 24' x 174' = 4176 sf
@ 24' x 176' = 4224 sf
@ 24' x 178' = 4272 sf
@ 24' x 180' = 4320 sf
@ 24' x 182' = 4368 sf
@ 24' x 184' = 4416 sf
@ 24' x 186' = 4464 sf
@ 24' x 188' = 4512 sf
@ 24' x 190' = 4560 sf
@ 24' x 192' = 4608 sf
@ 24' x 194' = 4656 sf
@ 24' x 196' = 4704 sf
@ 24' x 198' = 4752 sf
@ 24' x 200' = 4800 sf
@ 24' x 202' = 4848 sf
@ 24' x 204' = 4896 sf
@ 24' x 206' = 4944 sf
@ 24' x 208' = 4992 sf
@ 24' x 210' = 5040 sf
@ 24' x 212' = 5088 sf
@ 24' x 214' = 5136 sf
@ 24' x 216' = 5184 sf
@ 24' x 218' = 5232 sf
@ 24' x 220' = 5280 sf
@ 24' x 222' = 5328 sf
@ 24' x 224' = 5376 sf
@ 24' x 226' = 5424 sf
@ 24' x 228' = 5472 sf
@ 24' x 230' = 5520 sf
@ 24' x 232' = 5568 sf
@ 24' x 234' = 5616 sf
@ 24' x 236' = 5664 sf
@ 24' x 238' = 5712 sf
@ 24' x 240' = 5760 sf
@ 24' x 242' = 5808 sf
@ 24' x 244' = 5856 sf
@ 24' x 246' = 5904 sf
@ 24' x 248' = 5952 sf
@ 24' x 250' = 6000 sf
@ 24' x 252' = 6048 sf
@ 24' x 254' = 6096 sf
@ 24' x 256' = 6144 sf
@ 24' x 258' = 6192 sf
@ 24' x 260' = 6240 sf
@ 24' x 262' = 6288 sf
@ 24' x 264' = 6336 sf
@ 24' x 266' = 6384 sf
@ 24' x 268' = 6432 sf
@ 24' x 270' = 6480 sf
@ 24' x 272' = 6528 sf
@ 24' x 274' = 6576 sf
@ 24' x 276' = 6624 sf
@ 24' x 278' = 6672 sf
@ 24' x 280' = 6720 sf
@ 24' x 282' = 6768 sf
@ 24' x 284' = 6816 sf
@ 24' x 286' = 6864 sf
@ 24' x 288' = 6912 sf
@ 24' x 290' = 6960 sf
@ 24' x 292' = 7008 sf
@ 24' x 294' = 7056 sf
@ 24' x 296' = 7104 sf
@ 24' x 298' = 7152 sf
@ 24' x 300' = 7200 sf
@ 24' x 302' = 7248 sf
@ 24' x 304' = 7296 sf
@ 24' x 306' = 7344 sf
@ 24' x 308' = 7392 sf
@ 24' x 310' = 7440 sf
@ 24' x 312' = 7488 sf
@ 24' x 314' = 7536 sf
@ 24' x 316' = 7584 sf
@ 24' x 318' = 7632 sf
@ 24' x 320' = 7680 sf
@ 24' x 322' = 7728 sf
@ 24' x 324' = 7776 sf
@ 24' x 326' = 7824 sf
@ 24' x 328' = 7872 sf
@ 24' x 330' = 7920 sf
@ 24' x 332' = 7968 sf
@ 24' x 334' = 8016 sf
@ 24' x 336' = 8064 sf
@ 24' x 338' = 8112 sf
@ 24' x 340' = 8160 sf
@ 24' x 342' = 8208 sf
@ 24' x 344' = 8256 sf
@ 24' x 346' = 8304 sf
@ 24' x 348' = 8352 sf
@ 24' x 350' = 8400 sf
@ 24' x 352' = 8448 sf
@ 24' x 354' = 8496 sf
@ 24' x 356' = 8544 sf
@ 24' x 358' = 8592 sf
@ 24' x 360' = 8640 sf
@ 24' x 362' = 8688 sf
@ 24' x 364' = 8736 sf
@ 24' x 366' = 8784 sf
@ 24' x 368' = 8832 sf
@ 24' x 370' = 8880 sf
@ 24' x 372' = 8928 sf
@ 24' x 374' = 8976 sf
@ 24' x 376' = 9024 sf
@ 24' x 378' = 9072 sf
@ 24' x 380' = 9120 sf
@ 24' x 382' = 9168 sf
@ 24' x 384' = 9216 sf
@ 24' x 386' = 9264 sf
@ 24' x 388' = 9312 sf
@ 24' x 390' = 9360 sf
@ 24' x 392' = 9408 sf
@ 24' x 394' = 9456 sf
@ 24' x 396' = 9504 sf
@ 24' x 398' = 9552 sf
@ 24' x 400' = 9600 sf
@ 24' x 402' = 9648 sf
@ 24' x 404' = 9696 sf
@ 24' x 406' = 9744 sf
@ 24' x 408' = 9792 sf
@ 24' x 410' = 9840 sf
@ 24' x 412' = 9888 sf
@ 24' x 414' = 9936 sf
@ 24' x 416' = 9984 sf
@ 24' x 418' = 10032 sf
@ 24' x 420' = 10080 sf
@ 24' x 422' = 10128 sf
@ 24' x 424' = 10176 sf
@ 24' x 426' = 10224 sf
@ 24' x 428' = 10272 sf
@ 24' x 430' = 10320 sf
@ 24' x 432' = 10368 sf
@ 24' x 434' = 10416 sf
@ 24' x 436' = 10464 sf
@ 24' x 438' = 10512 sf
@ 24' x 440' = 10560 sf
@ 24' x 442' = 10608 sf
@ 24' x 444' = 10656 sf
@ 24' x 446' = 10704 sf
@ 24' x 448' = 10752 sf
@ 24' x 450' = 10800 sf
@ 24' x 452' = 10848 sf
@ 24' x 454' = 10896 sf
@ 24' x 456' = 10944 sf
@ 24' x 458' = 10992 sf
@ 24' x 460' = 11040 sf
@ 24' x 462' = 11088 sf
@ 24' x 464' = 11136 sf
@ 24' x 466' = 11184 sf
@ 24' x 468' = 11232 sf
@ 24' x 470' = 11280 sf
@ 24' x 472' = 11328 sf
@ 24' x 474' = 11376 sf
@ 24' x 476' = 11424 sf
@ 24' x 478' = 11472 sf
@ 24' x 480' = 11520 sf
@ 24' x 482' = 11568 sf
@ 24' x 484' = 11616 sf
@ 24' x 486' = 11664 sf
@ 24' x 488' = 11712 sf
@ 24' x 490' = 11760 sf
@ 24' x 492' = 11808 sf
@ 24' x 494' = 11856 sf
@ 24' x 496' = 11904 sf
@ 24' x 498' = 11952 sf
@ 24' x 500' = 12000 sf
@ 24' x 502' = 12048 sf
@ 24' x 504' = 12096 sf
@ 24' x 506' = 12144 sf
@ 24' x 508' = 12192 sf
@ 24' x 510' = 12240 sf
@ 24' x 512' = 12288 sf
@ 24' x 514' = 12336 sf
@ 24' x 516' = 12384 sf
@ 24' x 518' = 12432 sf
@ 24' x 520' = 12480 sf
@ 24' x 522' = 12528 sf
@ 24' x 524' = 12576 sf
@ 24' x 526' = 12624 sf
@ 24' x 528' = 12672 sf
@ 24' x 530' = 12720 sf
@ 24' x 532' = 12768 sf
@ 24' x 534' = 12816 sf
@ 24' x 536' = 12864 sf
@ 24' x 538' = 12912 sf
@ 24' x 540' = 12960 sf
@ 24' x 542' = 13008 sf
@ 24' x 544' = 13056 sf
@ 24' x 546' = 13104 sf
@ 24' x 548' = 13152 sf
@ 24' x 550' = 13200 sf
@ 24' x 552' = 13248 sf
@ 24' x 554' = 13296 sf
@ 24' x 556' = 13344 sf
@ 24' x 558' = 13392 sf
@ 24' x 560' = 13440 sf
@ 24' x 562' = 13488 sf
@ 24' x 564' = 13536 sf
@ 24' x 566' = 13584 sf
@ 24' x 568' = 13632 sf
@ 24' x 570' = 13680 sf
@ 24' x 572' = 13728 sf
@ 24' x 574' = 13776 sf
@ 24' x 576' = 13824 sf
@ 24' x 578' = 13872 sf
@ 24' x 580' = 13920 sf
@ 24' x 582' = 13968 sf
@ 24' x 584' = 14016 sf
@ 24' x 586' = 14064 sf
@ 24' x 588' = 14112 sf
@ 24' x 590' = 14160 sf
@ 24' x 592' = 14208 sf
@ 24' x 594' = 14256 sf
@ 24' x 596' = 14304 sf
@ 24' x 598' = 14352 sf
@ 24' x 600' = 14400 sf
@ 24' x 602' = 14448 sf
@ 24' x 604' = 14496 sf
@ 24' x 606' = 14544 sf
@ 24' x 608' = 14592 sf
@ 24' x 610' = 14640 sf
@ 24' x 612' = 14688 sf
@ 24' x 614' = 14736 sf
@ 24' x 616' = 14784 sf
@ 24' x 618' = 14832 sf
@ 24' x 620' = 14880 sf
@ 24' x 622' = 14928 sf
@ 24' x 624' = 14976 sf
@ 24' x 626' = 15024 sf
@ 24' x 628' = 15072 sf
@ 24' x 630' = 15120 sf
@ 24' x 632' = 15168 sf
@ 24' x 634' = 15216 sf
@ 24' x 636' = 15264 sf
@ 24' x 638' = 15312 sf
@ 24' x 640' = 15360 sf
@ 24' x 642' = 15408 sf
@ 24' x 644' = 15456 sf
@ 24' x 646' = 15504 sf
@ 24' x 648' = 15552 sf
@ 24' x 650' = 15600 sf
@ 24' x 652' = 15648 sf
@ 24' x 654' = 15696 sf
@ 24' x 656' = 15744 sf
@ 24' x 658' = 15792 sf
@ 24' x 660' = 15840 sf
@ 24' x 662' = 15888 sf
@ 24' x 664' = 15936 sf
@ 24' x 666' = 15984 sf
@ 24' x 668' = 16032 sf
@ 24' x 670' = 16080 sf
@ 24' x 672' = 16128 sf
@ 24' x 674' = 16176 sf
@ 24' x 676' = 16224 sf
@ 24' x 678' = 16272 sf
@ 24' x 680' = 16320 sf
@ 24' x 682' = 16368 sf
@ 24' x 684' = 16416 sf
@ 24' x 686' = 16464 sf
@ 24' x 688' = 16512 sf
@ 24' x 690' = 16560 sf
@ 24' x 692' =

Note:
There are no existing
wells and/or septic
systems on this site

(Md. Rte. No 144)

FREDERICK ROAD

ROAD

Note:
Closest existing fire hydrant
at N.E. corner Melvin Ave. &
Frederick Rd. Approx. 300'
from this site.

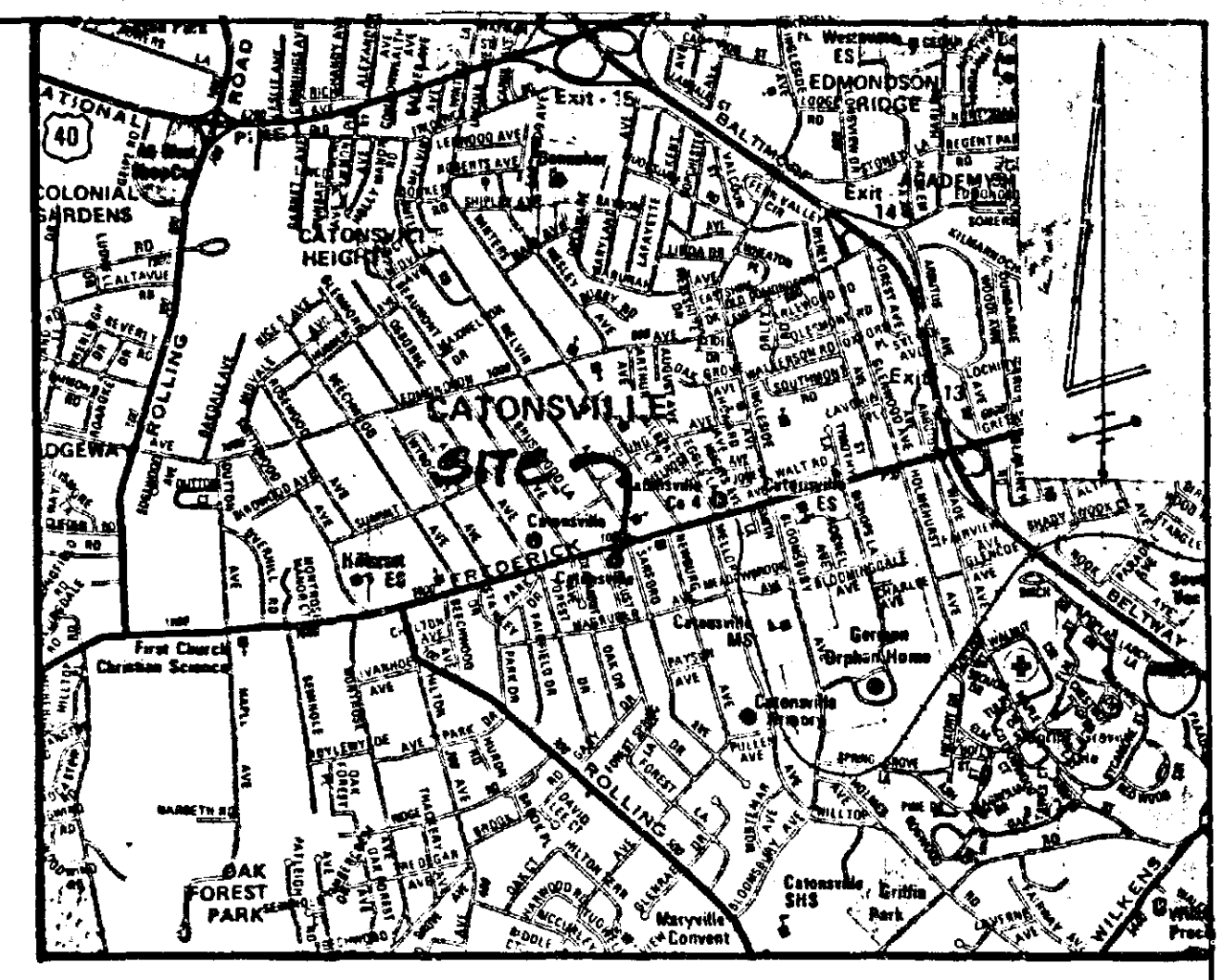
Signage Note: Non-illuminated, 8.5g. H.
Bld. Sign to be attached
to 16' high side Bldg. 1 No
Free Standing Sign is Proposed.

LANDSCAPING REQUIREMENTS

NUMBER OF TREES = 15 PK. SPA. @ 1 TREE/12 SPA. = 2 TREES
358 FT. ROAD FRONTAGE @ 1 TREE/40' = 10
TOTAL NUMBER TREES REQ'D. = 12 TREES
TOTAL NUMBER TREES PROVIDED = 14 TREES
(222 equiv.)
ALL TREES SHALL BE MIN. 3" TO 3 1/2" CALIPHER

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 30 (1 INPERV)
2 YR. STORM Q = 1.50 CFS
10 YR. STORM Q = 3.40 CFS
INCREASE IN RUNOFF: 2 YR. STORM = $\frac{2.00 - 1.50}{1.50} = 67\%$
CONCLUSION: PROVIDE SWM BY UNDER GROUND INFILTRATION TRENCH.
TYPE A SOIL INFILTRATION RATE 4 1/2" TO 3" / HOUR
AS PER RESULTS OF TESTS "A" & "B". SEE REPORT.



VICINITY MAP
Scale: 1" = 2000'

SITE DATA

- AREA OF SITE = 0.76 ac. (GROSS) (33105 S.F.)
- ZONING = "R0" & "DR-5.5"
AREA "R0" ZONE = 0.394 ac. (17350 S.F.)
AREA "DR-5.5" ZONE = 0.362 ac. (15755 S.F.)
- EXISTING USE = VACANT (FORMERLY APTS.) (Exst. Bldgs have been Razed)
- EXISTING TOPOGRAPHY IS FIELD RUN DATED, SEPT. 1987.
VERTICAL DATUM BASED ON BALTIMORE COUNTY METROPOLITAN
DISTRICT CONTROL POINT NO. 4243. KEY SHEET "H" NE
POSITION SHEETS - 10 SW 23424, CONTOUR INTERVAL 1.0'
- BOUNDARY SHOWN HEREON BASED ON SURVEY BY JAMES S. SPANER
AND ASSOCIATES, DATED JUNE 19, 1963 AND VERIFIED BY
CHARLES R. CROCKEN & ASSOC., INC., SEPT. 1987.
- PARKING TABULATION:
PARKING REQUIRED: (CLASS "B" PROPOSED OFFICE BLDG)
FIRST FLOOR: 1500 S.F. @ 1 SPA/300 S.F. = 5
SECOND FLOOR: 1500 S.F. @ 1 SPA/300 S.F. = 5
TOTAL PARKING SPACES REQ'D = 10
(INCL. HANDICAP)
PARKING PROVIDED = 12308 S.F. = 39 Spcs. 1 incl. 1 Handicap
- INPERVIOUS AREA: EXISTING = 12308 S.F. = 39 Spcs.
PROPOSED = 12308 S.F. = 39 Spcs.
- FLOOR AREA RATIO: PERMITTED = 0.83 PROPOSED 0.83
- AMENITY OPEN SPACE REQ'D. = 7% INTERIOR PROVIDED = 25% ENTIRE R.O. ZONED AREA
- ALL PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE AND
PARKING STALLS DELINEATED WITH PAINTED LINES.

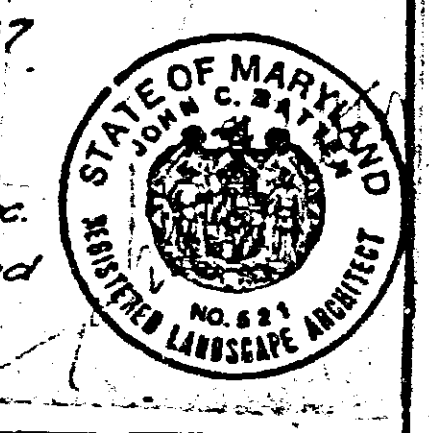
Floor Area Ratio Calculations
Bldg 1 @ 24'x28' = 672 S.F.
Bldg 2 @ 24'x30' = 720 S.F.
Bldg 3 @ 24'x32' = 768 S.F.
Total = 2160 S.F. (1st Flr) + 2160 S.F. (2nd Flr) = 4320 S.F.
F.A.R. = 4320 / 5200 = F.A.R. = 0.83
Amenity Open Space Req'd. = 0.07 x 6600 = 462 S.F.
A.O.S. Provided: Parcel B = 1,234 S.F. Parcel C = 2,005 S.F.
Parcel D = 1,540 S.F.
Total = 4779 S.F. or 73% PERCENT OF
"CRG Plan" Approved 11/04/85, 100% Bldg Area = 4320 S.F.
Bldg Area = 4320 S.F.
Approved 6-31-89

ZONING PLAT
for
"1005 FREDERICK ROAD"
PROFESSIONAL OFFICES
TOWNHOUSE CONDOMINIUMS

1st Election District Baltimore Co. Md.
Catonsville
Property Number - 010-3231-530
Tax Map #121, Block #7, Parcel 173
C.R.G. No 83054
Planning No
SECOND REDLINE
REVISION

CHARLES R. CROCKEN
AND ASSOCIATES INC.
CIVIL ENGINEERING AND LAND PLANNING
302 LEE AVENUE SYKESSVILLE, MD 21784 786-6780

April 12, 1988
DATE
DESIGNED BY
DRAWN BY
PROJECT NO.
DATE
SCALE: 1" = 20'
DRAWING NO. 1053



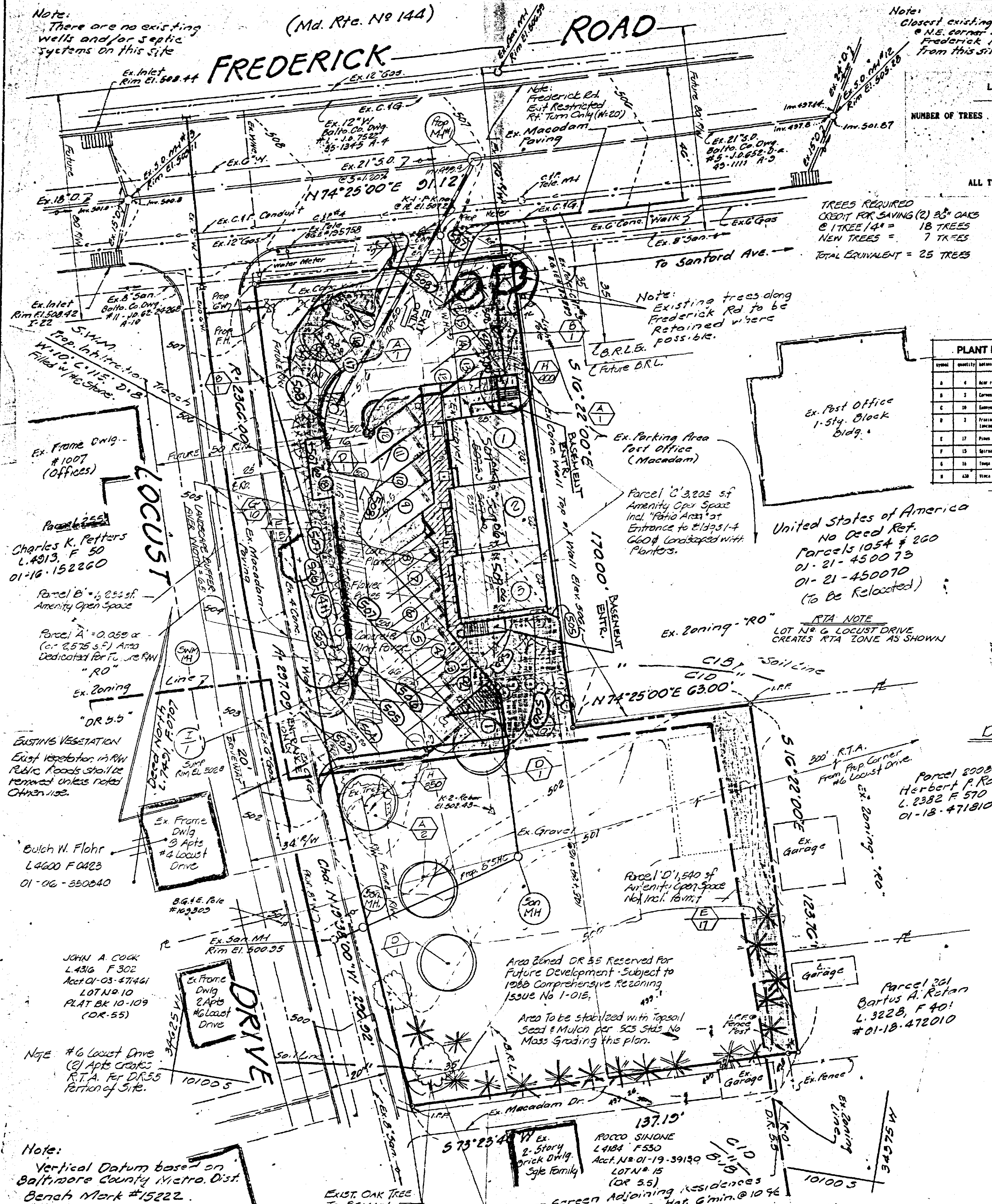
Developer
Joel C. Kaufman
4047 Ridge Road
Westminster, Md. 21157
Phone: 301-876-2392
Owner
1005 Frederick Road, Inc.
437 W. Old Liberty Road
Sykesville, Md. 21784
Phone: 226-3620
% Kenneth Holmiker

Title Reference
1005 Frederick Road, Inc.
L. 7491, P. 0707

Note:
Proposed Buildings - 2-Story w/
Victorian style characteristics
brick exterior, Roof Dormers
Approx. Height to roof ridge 31'-6"

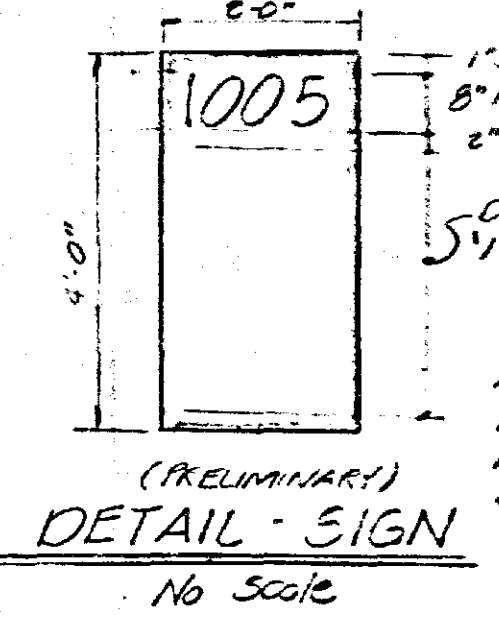
Note:
Proposed Exit at Frederick Rd
To Be Restricted To Right Turn only.
& Signs Posted Per State Reg'd (Rt. Turn Only
& Sign Only)
Grading Note:
No mass grading proposed. Existing Grade
Equivalent to approx. 3.5g grade.

PLAN
Scale: 1" = 20'



PLANT LIST

QTY	SYMBOL	PLANT NAME	COMMON NAME	SIZE	NOTES
4	A	Acacia saligna	Acacia saligna	2-3 in.	
3	B	Quercus laevis	White Oak	2-3 in.	
10	C	Quercus alba	White Oak	2-3 in.	
2	D	Prunella americana	Black Cherry	2-3 in.	
17	E	Prunella americana	Black Cherry	2-3 in.	
10	F	Prunella americana	Black Cherry	2-3 in.	
10	G	Prunella americana	Black Cherry	2-3 in.	
10	H	Prunella americana	Black Cherry	2-3 in.	



Note:
Vertical Datum based on
Baltimore County Metro. Dist.
Benchmark #15222.
Cut on top conc. curb on S.E.
corner Frederick Rd and Sanford
Ave. Elev. 30'-21"

Ex. Brick Dwlg
Sole. Fam. Res.
#8 Locust Dr.

Note:
There are no existing
wells and/or septic
systems on this site

(Md. Rte. No 144)

ROAD

Note:
Closest existing fire hydrant
@ N.E. corner of
Frederick Rd. Approx. 300'
from this site.

Signage Note: Non-illuminated, 3 Sq. Ft.
Old Sign to be attached
to Northside Bldg. 1 No
Free Standing Sign is Proposed.

LANDSCAPING REQUIREMENTS

NUMBER OF TREES = 15 PK. SPA. @ 1 TREE/12 SPA. = 2 TREES
388 FT. R.O.D. FRONTAGE @ 1 TREE/40' = 10 TREES
TOTAL NUMBER TREES REQ'D. = 12 TREES
TOTAL NUMBER TREES PROV'D. = 12 TREES
ALL TREES SHALL BE MIN. 3" TO 3 1/2" CALIPHER

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 80 (IMPERV)
2 YR. STORM Q = 1.50 CFS
10 YR. STORM Q = 2.40 CFS
INCREASE IN RUNOFF: 2 YR. STORM = 2.00 - 1.50/1.50 = 0.33%
CONCLUSION: PROVIDE SWM BY UNDER GROUND INFILTRATION TRENCH.
TYPE A SOIL INFILTRATION RATE 1 1/2" TO 5" / HOUR
AS PER RESULTS OF TESTS "A" & "B". SEE REPORT.

INFILTRATION TRENCH: (Based on Ultimate Development)
REQ'D. Vol. 2 YR. STORM = 1,986 Cu.Ft. (5.5' IMPERV AREA)
REQ'D. Vol. 10 YR. STORM = 4,216 Cu.Ft.
Vol. TRENCH = 2,200 Cu.Ft. (10' W, 115" x 5' Dp)

BUILDING ELEVATION
Not To Scale

PLANT LIST

QTY	SYMBOL	NAME	COMMON NAME	SIZE	NOTES
1	(Symbol)	Red Maple	Red Maple	3-5 in.	
1	(Symbol)	Flowering Dogwood	Flowering Dogwood	4-6 in.	
1	(Symbol)	Short Spurred Broomrape	Short Spurred Broomrape	20-30 in.	4 ft. h.
1	(Symbol)	Hamamelis	Hamamelis	3-5 in.	
1	(Symbol)	White Pine	White Pine	4-6 in.	
1	(Symbol)	Sumac Shrub	Sumac Shrub	20-30 in.	4 ft. h.
1	(Symbol)	Cornus	Cornus	4-6 in.	4 ft. h.
1	(Symbol)	Berlin	Berlin	2-4 in. dbh	8 ft. h.

GENERAL NOTES

- ELECTION DISTRICT #1
- COUNCILMANIC DISTRICT #4004
- CENSUS TRACT 30
- WATERSHED 70
- SOIL TYPES AND LIMITATIONS
- NO HISTORIC BUILDINGS ON SITE
- NO CRITICAL AREAS
- NO ARCHEOLOGICAL SITES
- NO ENDANGERED SPECIES
- NO HAZARDOUS MATERIALS
- NO SLOPES OVER 25 PERCENT
- PROPERTY SUBJECT TO RELOCATION OF ZONING BOUNDARY
- N.T.A. BUS ROUTE NO. 8
- LIGHTING SHALL BE DIRECTED SO AS NOT TO INTERFERE WITH ADJACENT PROPERTIES AND TRAFFIC
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS
- NUMBER OF EMPLOYEES NOT KNOWN. Est. Number Emp = 8
- HOURS OF OPERATION VARIABLE. Est. 8:30 AM TO 5:30 PM.
- ADT @ 1000 S.F. = 220 ADT @ 1000/1000 S.F.
- ESTIMATED SEWER FLOW = 300 GPD @ 0.05 GPD/S.F.
- TOPOGRAPHY SUBJECT TO CHANGE
- BOUNDARY FROM CURRENT DEEDS 1.7401, F0707
- FOR GEOLOGICAL INFORMATION SEE ENVIRONMENTAL REPORT TO BE SUBMITTED SEPARATELY
- NO WETLANDS OR HYDRIC SOILS ON SITE
- NO FLOOD PLAIN ON SITE
- NO UNDER GROUND PETROLEUM PRODUCTS STORAGE TANKS LOCATED ON SITE
- THERE ARE NO EXISTING OR ABANDONED GAS STATIONS WITHIN ONE QUARTER MILE OF THE PROPERTY
- Water-Sewer Zone - Catonsville No 4

R.T.A. NOTES

- ALL OFFSITE DWELLINGS AND VACANT SMALL LOTS OF RECORD (LESS THAN 200') THAT CREATE A R.T.A. ON SITE ARE SHOWN WITH THE REQUIRED 300 FT AND 450 FT ARCS
- NO DEVELOPMENT IS PROPOSED IN DR-5.5 ZONE HENCE SITE IS NOT SUBJECT TO R.T.A.

ZONING NOTES

- APPROVAL OF CRG PLAN IS SUBJECT TO APPROVAL OF SPECIAL EXCEPTION OF FOR CONSTRUCTION OF CLASS "B" BLDG. IN "R-0" ZONE. FILED NO.
- PARKING SPACES 9 THRU 19 AS SHOWN SUBJECT TO SPECIAL HEARING FOR CONSTRUCTION OF PARKING FOR "R-0" OFFICE BLDG. IN "R-0" 5.5' ZONE. FILED NO.
- THE PLAN AS SHOWN IS SUBJECT TO A WAIVER FROM CONSTRUCTION OF IMPROVEMENTS TO LOCUST DRIVE, WHICH IS TO REMAIN ONE WAY. FILED NO.

NOTE:
PARKING SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4034 OF B.C.C.R.

Title Reference

1005 Frederick Road, Inc.
L. 7491, F. 0707
Tax Ref No 010-3231-530

Revised @ April 26, 1988 per Pre-CRG 4/25/88
@ May 3, 1988 per CRG Comments
@ May 24, 1988 per Pre-CRG 5/16/88
Revised:
0 April 3, 1988 -
Public Services check print

Revised @ Open Space Coll. Added Exp. Loc.
Revised @ Added Future 30' R/W Front Rd.

Developer

Joel C. Kaufman
4047 Ridge Road
Westminster, Md. 21157
Phone: 301-876-2392

Owner

1005 Frederick Road, Inc.
437 W. Old Liberty Road
Sykesville, Md. 21784
Phone: 726-3620
% Kenneth Holmiker



VICINITY MAP

Scale: 1" = 2000'

SITE DATA

- AREA OF SITE = 0.76 ac. (GROSS) (33105.5 S.F.)
- ZONING = "R-0" & "DR-5.5"
AREA "R-0" ZONE = 0.399 ac. (17350 S.F.)
AREA "DR-5.5" ZONE = 0.362 ac. (15755 S.F.)
- EXISTING USE = VACANT (FORMERLY APTS.) (Exst. Bldgs have been Razed)
- EXISTING TOPOGRAPHY IS FIELD RUN DATED, SEPT. 1987.
VERTICAL DATUM BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT CONTROL POINT NO. 4243. KEY SHEET "H" N6.
POSITION SHEETS - 10 SW 23424, CONTOUR INTERVAL 1.0'
- BOUNDARY SHOWN HEREON BASED ON SURVEY BY JAMES S. SPAMER AND ASSOCIATES, DATED JUNE 19, 1963 AND VERIFIED BY CHARLES R. CROCKEN & ASSOC., INC., SEPT. 1987.
- PARKING TABULATION:
PARKING REQUIRED: (CLASS "B" PROP. OFFICE BLDG)
FIRST FLOOR: 1000 S.F. @ 1 spa/300 S.F. = 3
SECOND FLOOR: 1000 S.F. @ 1 spa/500 S.F. = 2
TOTAL PARKING SPACES REQ'D = 5
(INCL. HANDICAP)
PARKING PROVIDED: 12008 S.F. = 56
PROPOSED: 12008 S.F. = 56
- IMPERVIOUS AREA: EXISTING = 12008 S.F. = 56
PROPOSED = 12008 S.F. = 56
- FLOOR AREA RATIO: PERMITTED = 0.33 PROPOSED 0.33
- AMENITY OPEN SPACE REQ'D. = 12,008 S.F. PROVIDED = 12,008 S.F.
- ALL PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE AND PARKING STALLS DELINEATED WITH PAINTED LINES.

Floor Area Ratio Calculations
Bldg. 1 @ 24' x 28' = 672 S.F.
Bldg. 2 @ 24' x 30' = 720 S.F.
Bldg. 3 @ 24' x 30' = 720 S.F.
Total = 2112 S.F. (No. 1000 S.F. in Bldg. "Dormer")
1st Floor = 1200 S.F. 1st Flr + 2nd Flr = 4800 S.F.
F.A.R. = 4800/12008 = F.A.R. = 0.4

Amenity Open Space Req'd. 0.07 x 6,600 = 462 S.F.
A.O.S. Provided: Parcel B = 1,224 S.F. 2nd Flr. 2nd Flr. 2nd Flr.
Parcel C = 5,005 S.F.
Parcel D = 1,540 S.F.
Total = 7,769 S.F. or 85.0% of 9,140 S.F. of 9,140 S.F. of 9,140 S.F.

"CRG Plan" Approved 1/15/88 10:22
CRG Plan Approved 1/15/88 10:22

ZONING PLAT

for
"1005 FREDERICK ROAD"
PROFESSIONAL OFFICES

TOWNHOUSE CONDOMINIUMS

1st Election District, Baltimore Co., Md.
Catonsville

Property Number - 010-3231-530
Tax Map #101, Bldg. #7, Parcel 1253
C.R.G. No 38054
Planning No 2

CHARLES R. CROCKEN

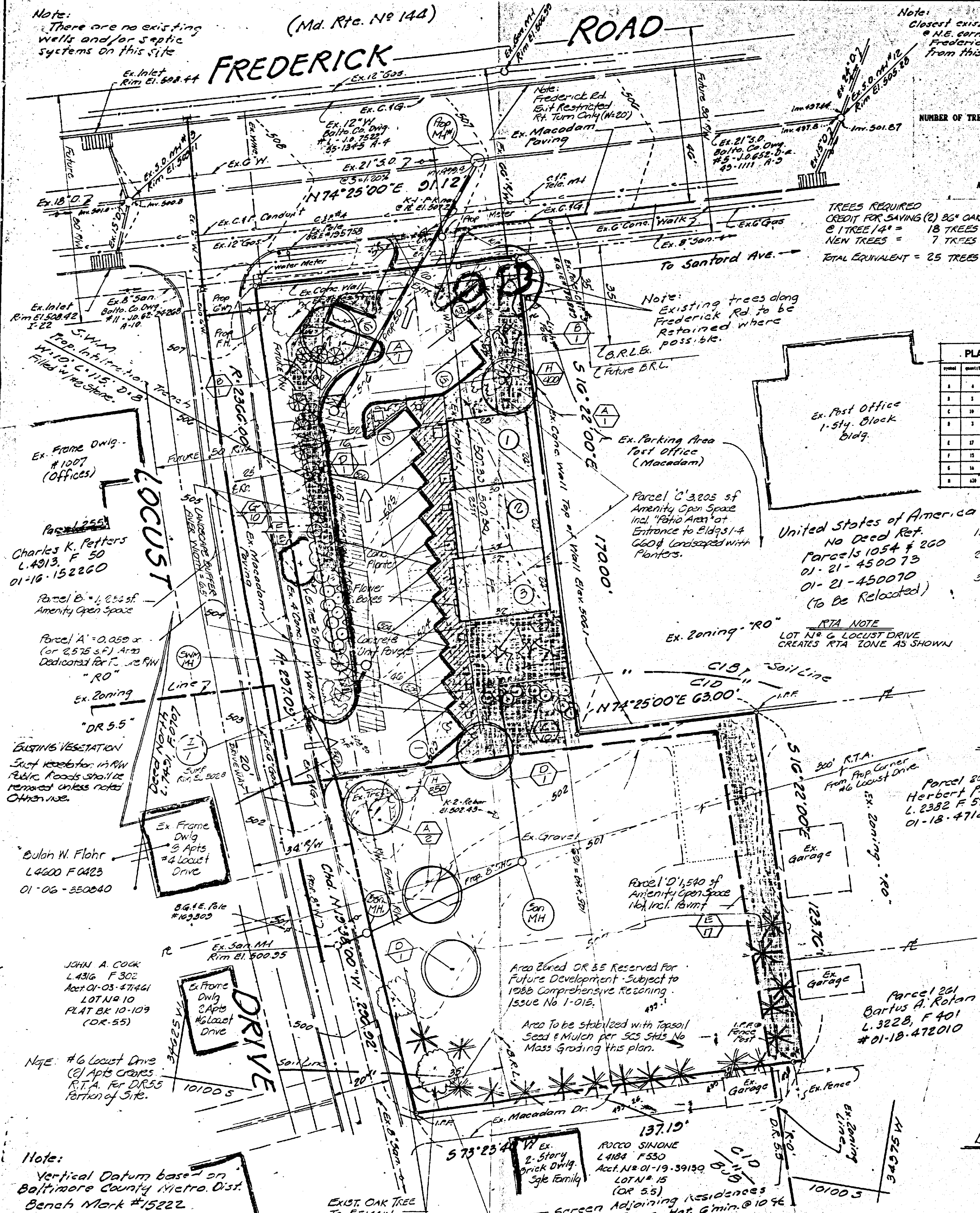
AND ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND PLANNING
902 LEE AVENUE, SYKESVILLE, MD 21784 786-5780

April 12, 1988
DATE

DESIGNED BY: CRG/CB
DRAWN BY: C.C.

PROJECT NO. Fred. Rd.
DATE: Jan. 11, 1988
SCALE: 1" = 20'

DRAWING NO. 1 OF 1



Note:
Vertical Datum based on
Baltimore County Metro. Dist.
Bench Mark #15222

0 Cut on top conc. curb on S.E.
corner Frederick Rd and Sanford
Ave. Elev. 304.21

Ex. Brick Dwlg
Sole. Fam. Res.
#8 Locust Dr.

PLAN

Scale: 1" = 20'

Note:
Proposed Exit at Frederick Rd
To Be Restricted To Right Turn only.
& Signs Posted Per SHA Reg'd (Rt. Turn only
6.5 Sec. Sign)
GRADING NOTE:
No mass grading proposed. Existing Grads
Equivalent to approx. subgrade.

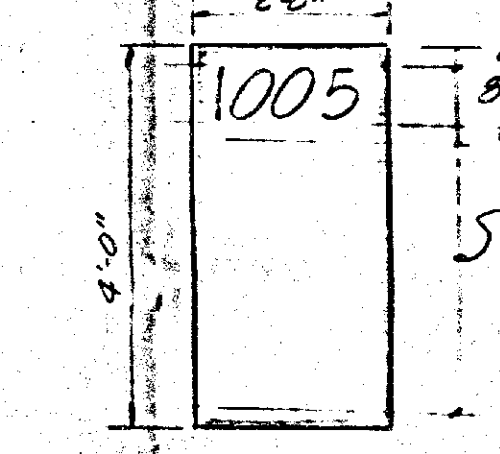
Note:
Proposed Buildings - 2-Story
Victorian style characteristics
brick exterior, Roof Dormers
Approx. Height to roof ridge 31'-0"

DETAIL - LAMP POST

(No Scale)
(PRELIMINARY)

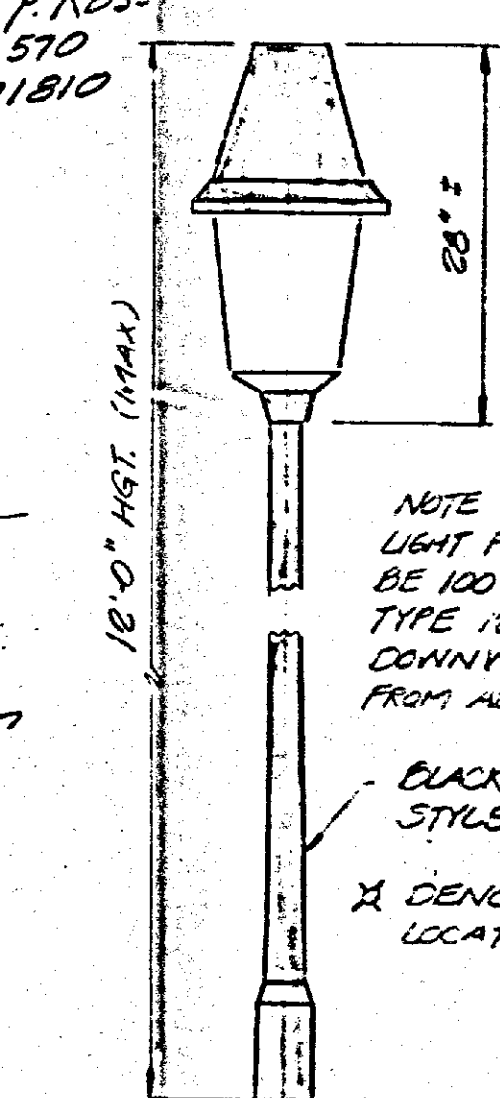
DETAIL - SIGN

(No Scale)



DETAIL - LAMP POST

(No Scale)
(PRELIMINARY)



Note: There are no existing wells and/or septic systems on this site.

(Md. Rtc. No 144)

FREDERICK ROAD

ROAD

Note: Closest existing fire hydrant @ N.E. corner Melvin Ave. & Frederick Rd. Approx. 300' from this site.

SIGNING NOTE: Non-Illuminated, 8 Sq. Ft. Old Sign to be attached to Northside Bldg. No Free Standing Sign is Proposed.

LANDSCAPING REQUIREMENTS

NUMBER OF TREES = 1/2 PK. SPA. @ 1-TREE/12 SPA. = 2 TREES
388 FT. ROAD FRONTAGE @ 1 TREE/40' = 10 TREES
TOTAL NUMBER TREES REQ'D. = 12 TREES
TOTAL NUMBER TREES PROVIDED = 12 TREES
ALL TREES SHALL BE MIN. 3" TO 3 1/2" CALIPHER

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 80 (1% IMPERV)
2 YR. STORM 0 = 1.56 CFS
10 YR. STORM 0 = 3.40 CFS
INCREASE IN RUNOFF: 2 YR. STORM = 2.00 - 1.56 / 1.56 = 0.27%
CONCLUSION: PROVIDE SMM BY UNDER GROUND INFILTRATION TRENCH. TYPE A SOIL INFILTRATION RATE 1 1/2" TO 9" / HOUR AS PER RESULTS OF TESTS "A" & "B". SEE REPORT.

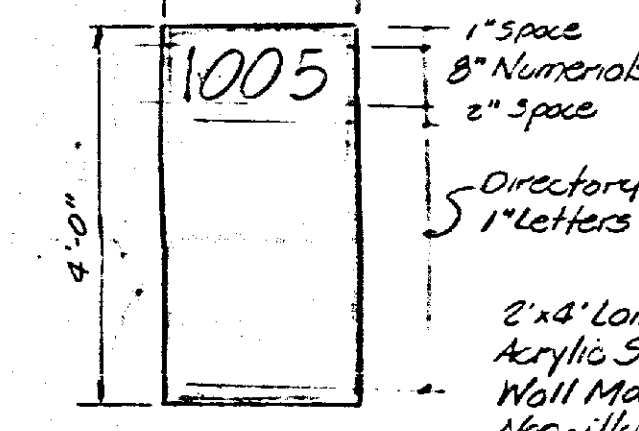
INFILTRATION TRENCH: (Based on Ultimate Development)
REQ'D. Vol. 2 YR. STORM = 1,926 Cu. Ft. (15% IMPERV Area)
REQ'D. Vol. 10 YR. STORM = 4,216 Cu. Ft.
Vol. TRENCH = 2,200 Cu. Ft. (10' W, 115' L x 8' D)

BUILDING ELEVATION

Not To Scale

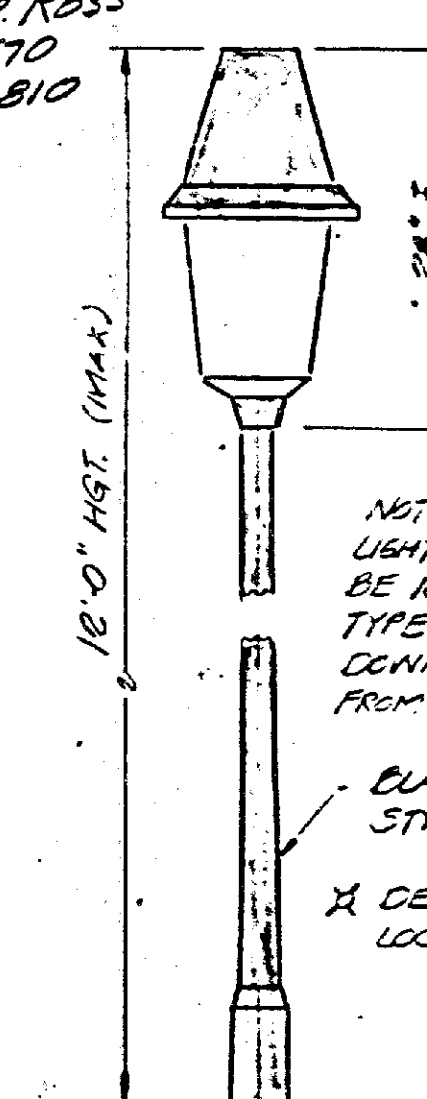
PLANT LIST	Quantity	Species Name	Common Name	Size	Notes
1	4	Star Magnolia	Star Magnolia	2-3.5 in.	
2	3	Japanese Flowering Quince	Flowering Quince	2-4 ft.	
3	18	Japanese Quince	Japanese Quince	2-3.5 in.	
4	18	Japanese Quince	Japanese Quince	2-3.5 in.	
5	17	Prunella	Prunella	2-4 ft.	
6	15	Salix	Salix	2-3.5 in.	
7	15	Salix	Salix	2-3.5 in.	
8	15	Salix	Salix	2-3.5 in.	
9	15	Salix	Salix	2-3.5 in.	
10	15	Salix	Salix	2-3.5 in.	
11	15	Salix	Salix	2-3.5 in.	
12	15	Salix	Salix	2-3.5 in.	
13	15	Salix	Salix	2-3.5 in.	
14	15	Salix	Salix	2-3.5 in.	
15	15	Salix	Salix	2-3.5 in.	
16	15	Salix	Salix	2-3.5 in.	
17	15	Salix	Salix	2-3.5 in.	
18	15	Salix	Salix	2-3.5 in.	
19	15	Salix	Salix	2-3.5 in.	
20	15	Salix	Salix	2-3.5 in.	
21	15	Salix	Salix	2-3.5 in.	
22	15	Salix	Salix	2-3.5 in.	
23	15	Salix	Salix	2-3.5 in.	
24	15	Salix	Salix	2-3.5 in.	
25	15	Salix	Salix	2-3.5 in.	
26	15	Salix	Salix	2-3.5 in.	
27	15	Salix	Salix	2-3.5 in.	
28	15	Salix	Salix	2-3.5 in.	
29	15	Salix	Salix	2-3.5 in.	
30	15	Salix	Salix	2-3.5 in.	

FIRE PROTECTION NOTE
1. Fire Hydrant to be Constructed at Intersection
2. Hydrant Connection Subject to Fire Dept. Test
3. Access Rd. to be Saved as Fire Lane.



DETAIL - SIGN

No Scale



DETAIL - LAMP POST

No Scale (PRELIMINARY)

R.T.A. NOTES

- ALL OFFSITE DWELLINGS AND VACANT SMALL LOTS OF RECORD (LESS THAN 200') THAT CREATE A "R.T.A." ON SITE ARE SHOWN WITH THE REQUIRED 300' AND 450' ARCS.
- NO DEVELOPMENT IS PROHIBITED IN DR-55 ZONE HENCE SITE IS NOT SUBJECT TO R.T.A.

ZONING NOTES

- APPROVAL OF CRG PLAN IS SUBJECT TO APPROVAL OF SPECIAL EXCEPTION OF FOR CONSTRUCTION OF CLASS "B" BLDG. IN "R-0" ZONE.
- PARKING SPACES & THRUWAYS SHOWN SUBJECT TO SPECIAL HEARING FOR CONSTRUCTION OF PARKING FOR "R-0" OFFICE BLDG. IN "R-0" ZONE.
- THE PLAN AS SHOWN IS SUBJECT TO A WAIVER FROM CONSTRUCTION OF IMPROVEMENTS TO LOCUST DRIVE, WHICH IS TO REMAIN ONE WAY.

NOTE: PARKING SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4034 OF B.C.R.

Title Reference

1005 Frederick Road, Inc.
L. 7491, F. 0707
Tax Acct No 010-3231-530

Revised @ April 26, 1988 per Pre-CRG 4/25/88
May 2, 1988 per CRG Comments
Revised @ April 8, 1988
Public Services check print

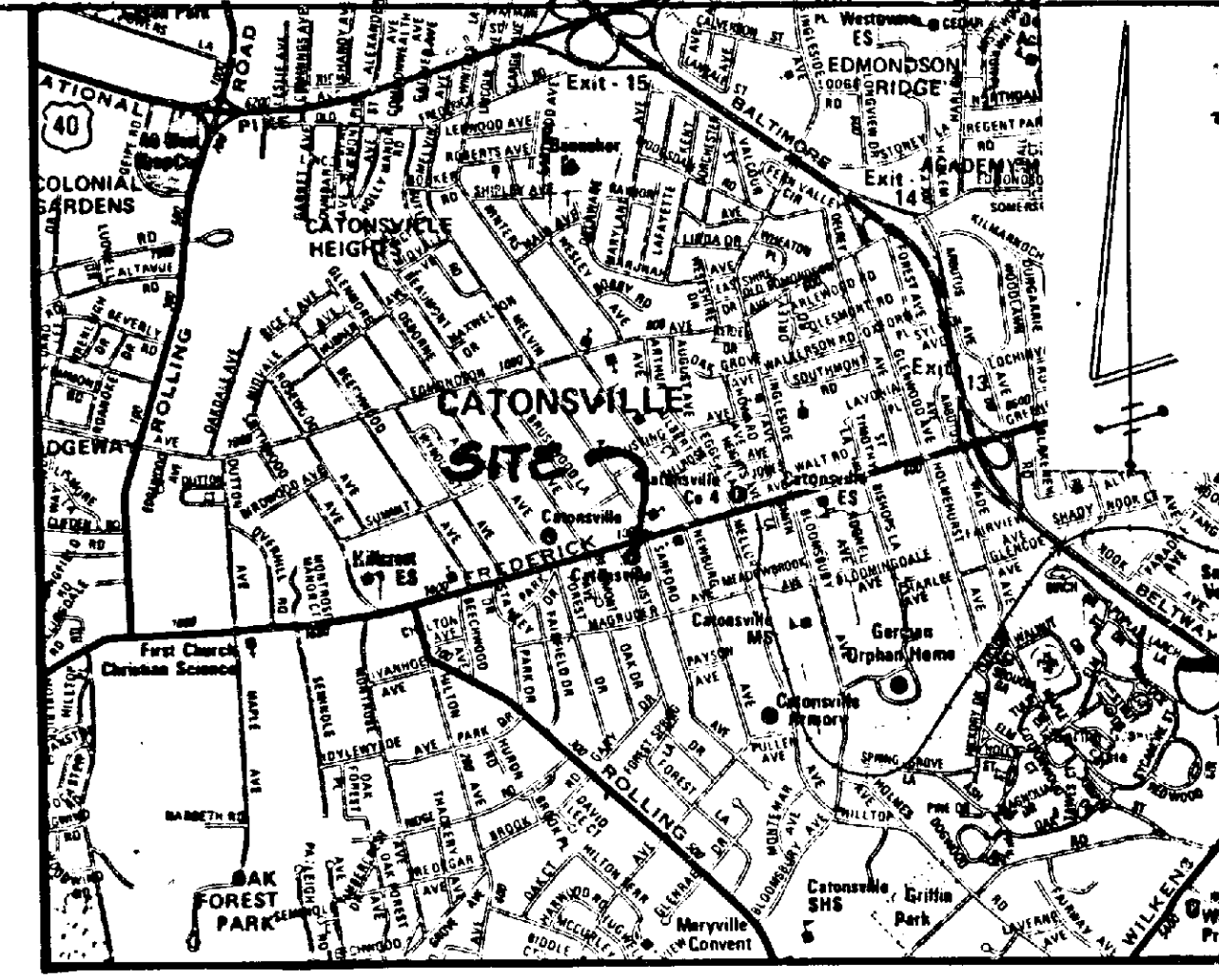
Revised @ Added Future 30' R/W Fred Rd.

Developer

Joel C. Kaufman
4047 Ridge Road
Westminster, Md. 21157
Phone: 301-876-2392

Owner

1005 Frederick Road, Inc.
437 W. Old Liberty Road
Sykesville, Md. 21784
Phone: 301-5680
% Kenneth Holmiker



VICINITY MAP

Scale: 1" = 2000'

SITE DATA

- AREA OF SITE = 0.76 ac. (GROSS) (33105 S.F.)
- ZONING = "R-0" & "DR-5.5"
AREA "R-0" ZONE = 0.392 ac. (16850 S.F.)
AREA "DR-5.5" ZONE = 0.368 ac. (15955 S.F.)
- EXISTING USE = VACANT (FORMERLY APTS.) (Exst Bldgs have been Razed)
- EXISTING TOPOGRAPHY IS FIELD RUN DATED, SEPT. 1987. VERTICAL DATUM BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT CONTROL POINT NO. 4243. KEY SHEET "NE" POSITION SHEETS - 10 SW 23424, CONTOUR INTERVAL 1.0'
- BOUNDARY SHOWN HEREON BASED ON SURVEY BY JAMES S. SPAMER AND ASSOCIATES, DATED JUNE 19, 1963 AND VERIFIED BY CHARLES R. CROCKEN & ASSOC., INC., SEPT. 1987.
- PARKING TABULATION: (Medical Offices Permitted 1st Floor only)
PARKING REQUIRED: (CLASS "B" OFFICE BLDG)
FIRST FLOOR: 1 sp/300 sf = 10 = 2,880 sf @ 1 sp/1,500 sf
SECOND FLOOR: 1 sp/1,500 sf = 6 = 2,880 sf @ 1 sp/1,500 sf
TOTAL PARKING SPACES REQ'D = 16 Total
(INCL. HANDICAP)
PARKING PROVIDED = 12,008 SF = 98
PROPOSED = 12,008 SF = 98
- FLOOR AREA RATIO: PERMITTED = 0.50 PROPOSED = 0.22
- AMENITY OPEN SPACE REQ'D. = 25% PROVIDED = 25%
- ALL PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE AND PARKING SPACES DELINEATED WITH PAINTED LINES.

Floor Area Ratio Calculations
Bldg. 1 @ 24'x28' = 672 sf
2 @ 28'x40' = 1,120 sf
3 @ 24'x32' = 768 sf
Total = 2,560 sf
No. of Floor Areas in Bldg. "Dormer"
1st Floor = 2,880 sf
2nd Floor = 2,880 sf
Total = 5,760 sf
F.A.R. = 5,760 / 23,893 = F.A.R. = 0.24
Amenity Open Space Req'd. = 25 x 23,893 = 5,974 sf (25 Percent)
A.O.S. Provided: Parcel "B" = 1,224 sf, Parcel "C" = 2,205 sf, Parcel "D" = 1,540 sf
Total = 5,974 sf or 25.0 Percent

"CRG Plan" Approved May 25, 1988
ZONING PLAN
for
"1005 FREDERICK RD"
PROFESSIONAL OFFICE
TOWNHOUSE CONDOMINIUM
1st Election District
Catonsville
Property Number - 010-3231-530
Tax Map #121, Block #7, Parcel 1753
C.R.G. No 33054
Planning No 2

CHARLES R. CROCKEN

AND ASSOCIATES INC.
CIVIL ENGINEERING AND LAND PLANNING
902 LEE AVENUE SYKESVILLE, MD 21784 795-5780

DATE: April 12, 1988
DESIGNED BY: CRG/CC
DRAWN BY: CC
PROJECT NO: Fred. Rd.
DATE: Jan. 11, 1988
SCALE: 1" = 20'
DRAWING NO: 1 OF 1



Note: Vertical Datum base on Baltimore County Metro. Dist. Bench mark #15222
Cut on top conc. curb on S.E. corner Frederick Rd. and Sanford Ave. Elev. 504.21

Ex. Brick Dwg. Sale. Form. Res. #3 Locust Dr.

PLAN

Scale: 1" = 20'

Note: Proposed Exit at Frederick Rd. To be Restricted to Right Turn only. & Signs Posted for SRA Reg'd (Rt. Turn only & Stop Sign)
Grading Note: No mass grading proposed. Existing Grade Equivalent to approx. subgrade.

PLAN

Scale: 1" = 20'

Note: Proposed Buildings - 2-Story w/ Victorian style characteristics brick exterior, Roof Dormers Approx. Height to roof ridge 31'6"

PLAN

Scale: 1" = 20'

Note: Proposed Exit at Frederick Rd. To be Restricted to Right Turn only. & Signs Posted for SRA Reg'd (Rt. Turn only & Stop Sign)
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PLAN

Scale: 1" = 20'

Note:
There are no existing
wells and/or septic
systems on this site

(Md. Rte. No 144)

FREDERICK

ROAD

Note:
Closest existing fire hydrant
@ N.E. corner Melvin Ave. &
Frederick Rd. Approx. 300'
from this site.

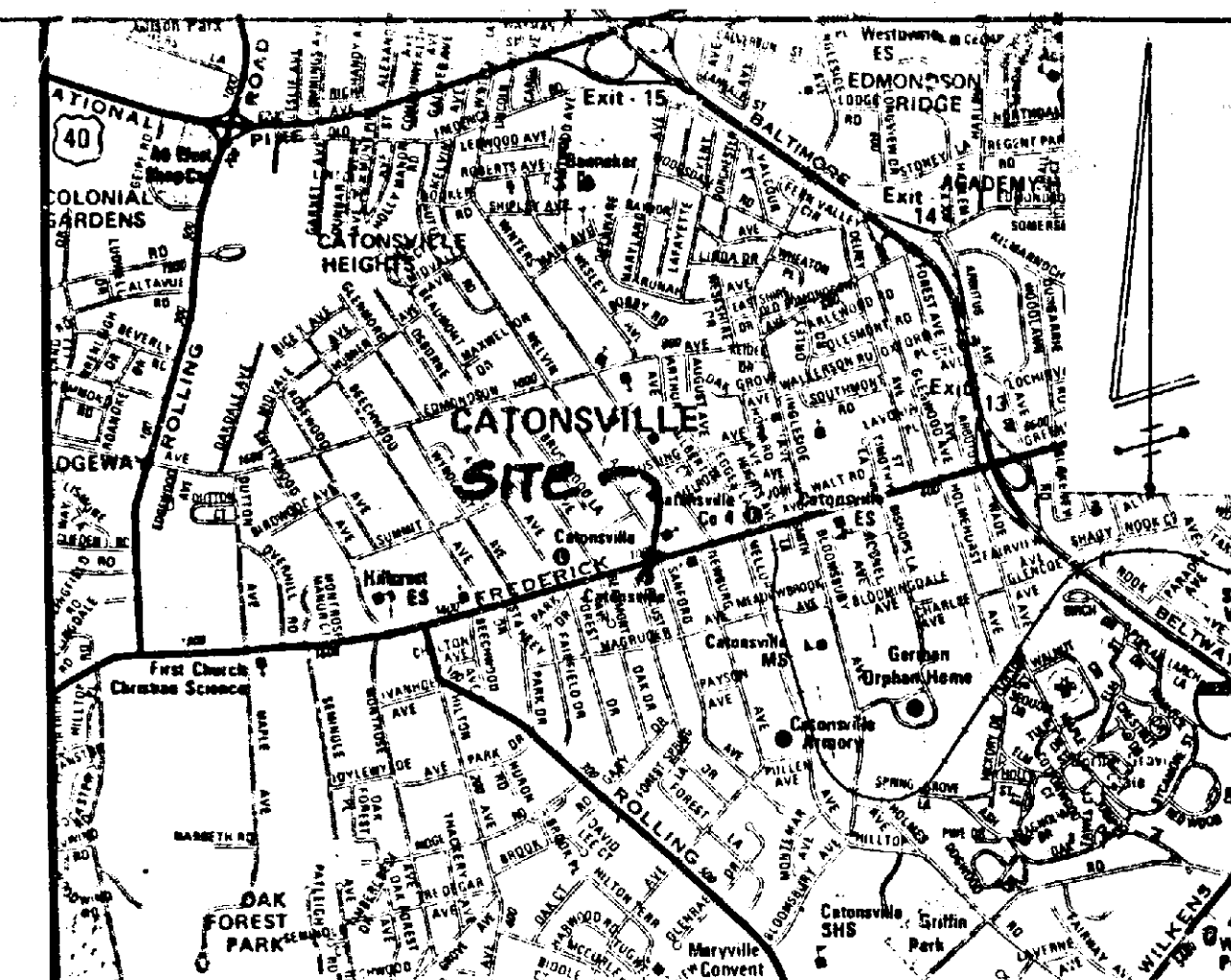
LANDSCAPING REQUIREMENTS

NUMBER OF TREES = 10 PK. SPA. @ 1 TREE/12 SPA. = 2 TREES
388 FT. ROAD FRONTAGE @ 1 TREE/40' = 10
TOTAL NUMBER TREES REQ'D. = 12 TREES
TOTAL NUMBER TREES PROV'D. = 24 TREES
ALL TREES SHALL BE MIN. 3" TO 3 1/2" CALIPHER

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS
D.A. = 0.76 AC. (SITE)
RCN = 80 (IMPERV)
2 YR. STORM 0 = 1.50 CFS
10 YR. STORM 0 = 2.40 CFS
INCREASE IN RUNOFF: 2 YR. STORM = 2.00 - 1.50/1.50 = 67%
CONCLUSION: PROVIDE SWM BY UNDER GROUND INFILTRATION TRENCH.
TYPE A SOIL INFILTRATION RATE 4 1/2" TO 9" / HOUR
AS PER RESULTS OF TESTS "A" & "B". SEE REPORT.

INFILTRATION TRENCH: (Based on Ultimate Development)
REQ'D. Vol. 2 YR. STORM = 1,986 Cu.Ft. (75% Imper. Area)
REQ'D. Vol. 10 YR. STORM = 4,216 Cu.Ft.
VOL. TRENCH = 2,200 Cu.Ft. (10'W, 115' x 8' Dp)



VICINITY MAP
Scale: 1" = 2000'

SITE DATA

- AREA OF SITE = 0.76 ac. (GROSS) (33105 S.F.)
- ZONING = "R-O" & "DR-5.5"
AREA "R-O" ZONE = 0.298 ac. (12850 S.F.)
AREA "DR-5.5" ZONE = 0.462 ac. (15755 S.F.)
- EXISTING USE = VACANT (FORMERLY APTS.) (Exst. Bldgs. have been razed)
- EXISTING TOPOGRAPHY IS FIELD RUN DATED, SEPT. 1987.
VERTICAL DATUM BASED ON BALTIMORE COUNTY METROPOLITAN
DISTRICT CONTROL POINT NO. 4243. KEY SHEET "M" N8,
POSITION SHEETS - 10 SW 23424, CONTOUR INTERVAL 1.0'
- BOUNDARY SHOWN HEREON BASED ON SURVEY BY JAMES S. SPANER
AND ASSOCIATES, DATED JUNE 19, 1963 AND VERIFIED BY
CHARLES R. CROCKEN & ASSOC., INC., SEPT. 1987.
- PARKING TABULATION:
PARKING REQUIRED: (CLASS "B" PROF. OFFICE BLDG)
FIRST FLOOR 3438 sf @ 1 spa/300 sf = 12 = 3,438 sf @ 15p/300sf
SECOND FLOOR 3438 sf @ 1 spa/500 sf = 7 = 3,438 sf @ 15p/500 sf
TOTAL PARKING SPACES REQ'D = 19 Total
(INCL. HANDICAP) 19 Spac. Incl. 1 Handicap
- IMPERVIOUS AREA: EXISTING = 12808 SF = 38%
PROPOSED = 15755 SF = 48%
- FLOOR AREA RATIO: PERMITTED = 0.50 PROPOSED = 0.402
- AMENITY OPEN SPACE REQ'D. = 25% PROVIDED = 30.7%
- ALL PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE AND
PARKING STALLS DELINEATED WITH PAINTED LINES.

Floor Area Ratio Calculations
Bldg. 1.55 @ 24'x28' = 1344 sf
2.4 @ 24'x30' = 1440 sf
3 @ 22'x30' = 704 sf
Total = 3488 sf
R.O. AREA
On-site = 17,350 SF
Locust Dr. = 2,975 SF
Frederick Rd. = 3,560 SF
Total = 23,885 SF
F.A.R. = 3488 / 17,350 = 0.201
Amenity Open Space Req'd. = 25 x 23,885 = 5,971 SF = 25 Percent
A.O.S. Provided Parcel B' = 1,783 SF
Parcel C' = 4,096 SF
Parcel D' = 1,260 SF
Total = 7,139 SF or 30.7 Percent

GENERAL NOTES

- ELECTION DISTRICT
- COUNCILMANIC DISTRICT
- CENSUS TRACT
- WATERSHED
- SUBSEWERSHED
- SOIL TYPES AND LIMITATIONS
- NO HISTORIC BUILDINGS ON SITE
- NO CRITICAL AREAS
- NO ARCHEOLOGICAL SITES
- NO ENDANGERED SPECIES
- NO HAZARDOUS MATERIALS
- NO SLOPES OVER 25 PERCENT
- PROPERTY SUBJECT TO RELOCATION OF ZONING BOUNDARY
- M.T.A. BUS ROUTE NO. 8
- LIGHTING SHALL BE DIRECTED SO AS NOT TO INTERFERE
WITH ADJACENT PROPERTIES AND TRAFFIC
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH
BALTIMORE COUNTY REGULATIONS
- NUMBER OF EMPLOYEES NOT KNOWN
- HOURS OF OPERATION VARIABLE
ADT 6:30 A.M. TO 5:30 P.M.
EST. 8:30 A.M. TO 5:30 P.M.
- ESTIMATED SEWER FLOW = 6222 GPD @ 0.0094015/F
- TOPOGRAPHY SUBJECT TO CHANGE
- BOUNDARY FROM CURRENT DEEDS
- FOR GEOLOGICAL INFORMATION SEE ENVIRONMENTAL REPORT
TO BE SUBMITTED SEPARATELY
- NO WETLANDS OR HYDRIC SOILS ON SITE
- NO FLOOD PLAIN ON SITE
- NO UNDER GROUND PETROLEUM PRODUCTS STORAGE TANKS
LOCATED ON SITE
- THERE ARE NO EXISTING OR ABANDONED GAS STATIONS
WITHIN ONE QUARTER MILE OF THE PROPERTY
- Water-Sewer Zone - Catonsville No. 4

ZONING NOTES

- APPROVAL OF CRG PLAN IS SUBJECT TO APPROVAL OF
SPECIAL EXCEPTION OF FOR CONSTRUCTION OF CLASS
"B" BLDG. IN "R-O" ZONE.
FILED NO.
- PARKING SPACES 9 THRU 19 AS SHOWN SUBJECT TO
SPECIAL HEARING FOR CONSTRUCTION OF PARKING
FOR "R-O" OFFICE BLDG. IN "D.R. 5.5" ZONE.
FILED NO.
- THE PLAN AS SHOWN IS SUBJECT TO A WAIVER FROM
CONSTRUCTION OF IMPROVEMENTS TO LOCUST DRIVE,
WHICH IS TO REMAIN ONE WAY.
FILED NO.

Title Reference

1005 Frederick Road, Inc.
L. 7491, F. 0707
Tax Acct No 010-3231-530

Revised: April 26, 1988 per PR-CRS 4/25/88

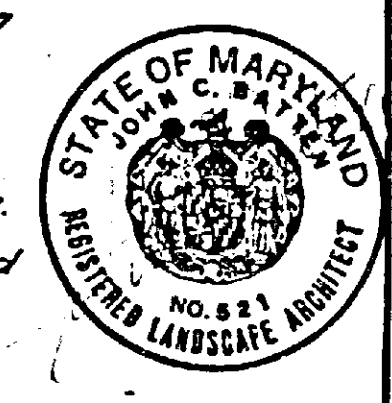
Revised:
April 8, 1988
Public Services check print

Developer

Joel C. Kaufman
4047 Ridge Road
Westminster, Md. 21157
Phone: 301-876-2392

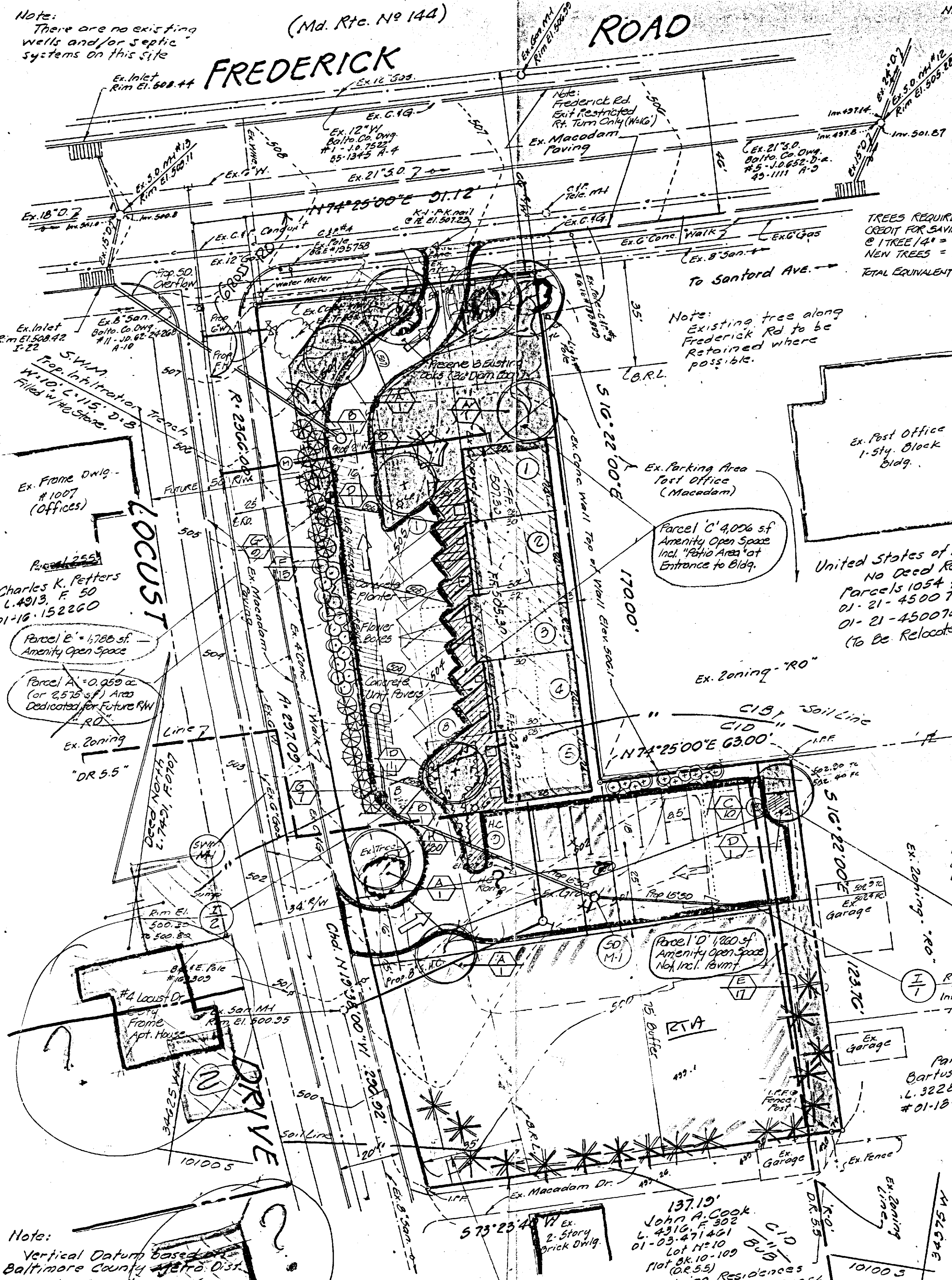
Owner

1005 Frederick Road, Inc.
437 W. Old Liberty Road
Sykesville, Md. 21784
Phone: 785-3620
% Kenneth Holmeyer



CHARLES R. CROCKEN
AND ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND PLANNING
902 LEE AVENUE SYKESVILLE, MD 21784 785-5780

April 12, 1988
DATE
DESIGNED BY: CRG/CC
DRAWN BY: CC
PROJECT NO. Fred. Rd.
DATE: Jan. 11, 1988
SCALE: 1" = 20'
DRAWING NO. 1 OF 1



Note:
Vertical Datum based on
Baltimore County M.D. Dist.
Bench Mark #15222 (2.5 ft.)
Cut on top conc. curb on S.E.
corner Frederick Rd and Sanford
Ave. Elev. 504.21

PLAN
Scale: 1" = 20'

Note:
Proposed Exit at Frederick Rd
To Be Restricted To Right Turn only.

GRADING NOTE:
No mass grading proposed. Existing Grade
Equivalent to approx. subgrade.

Note:
Proposed Buildings - 2-Story w/
Victorian style characteristics
brick exterior, Roof Dormers
Approx. Height to roof ridge 31'0"

Proposed 8'x8' Dumpster
Pad (Cons.)

Parcel 201
Bartus P. Kolan
L. 3228, F. 401
#01-18-472010

137.10'
John A. Cook
L. 4316, F. 302
01-03-471461
Lot No. 10
Apt. 10-109
Flat (DR 5.5)
Hgt. 6 min. @ 10' 4"

Screen Adjoining Residences
w/ White Fences

Parcel 200B
Herbert P. Ross
L. 2382, F. 570
01-18-471810

Parcel D' 1200 sf
Amenity Open Space
Not Incl. Paving

Parcel C' 4,006 sf
Amenity Open Space
Incl. "Ratio Area" at
Entrance to Bldg.

United States of America
No Deed Ref.
Parcels 1054 & 200
01-21-450073
01-21-450070
(To Be Relocated)

FIRE PROTECTION NOTE
1. Fire Hydrant to be Constructed at
Intersection
2. Hydrant Connection Subject to
Fire Flow Test.

LIGHTING ON-SITE
DENOTES "COLONIAL" STYLE LAMP
POST. ON-SITE LIGHTING SHALL
BE DIRECTED DOWNWARD AND
AWAY FROM ADJACENT PROPERTIES.

Ex. Post Office
1-Story Block
Bldg.

Ex. Parking Area
Post Office
(Macadam)

Note:
Existing tree along
Frederick Rd to be
Retained where
possible.

TREES REQUIRED
CREDIT FOR SAVING (3) 36" OAKS
@ 1 TREE/4" = 27 TREES
NEW TREES = 7 TREES
TOTAL EQUIVALENT = 34 TREES

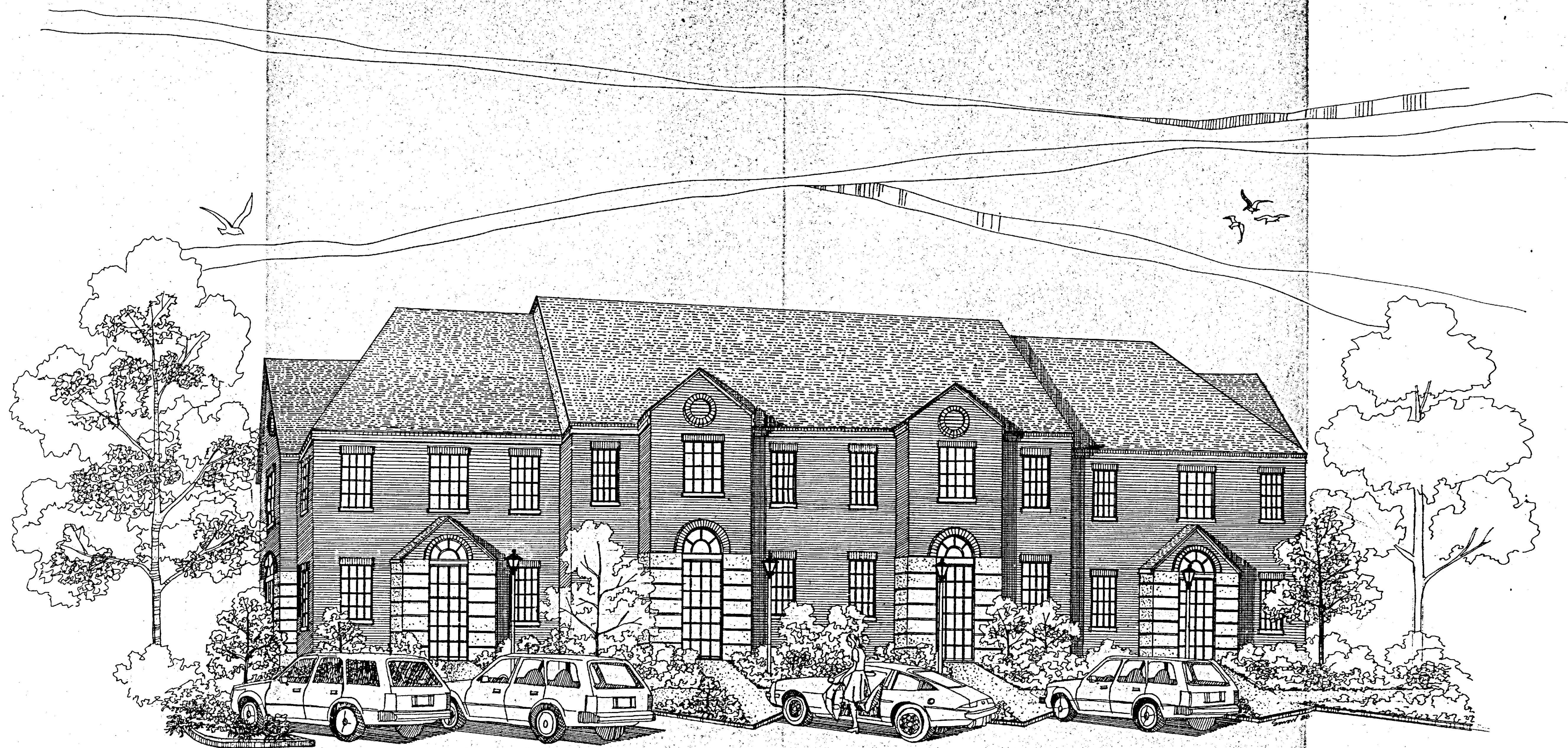
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
A	4	Red Maple	Red Maple	3-5 ft.	
B	3	Flowering Dogwood	Flowering Dogwood	4-6 ft.	
C	10	Shrub Dogwood	Shrub Dogwood	20-30 in.	4 ft. hgt.
D	3	Prunella pennsylvanica	Marshall's Ash	3-5 ft.	
E	15	Prunella pennsylvanica	Marshall's Ash	4-6 ft.	
F	17	Sorbus americana	Summers Spirea	20-30 in.	5 ft. hgt.
G	18	Thymus occidentalis	Canadian Anemone	4-5 ft.	6 ft. hgt.
H	120	Thymus occidentalis	Portia	2-10 in. pot	8 in. hgt.

Ex. 21'x30' Dwg.
Bolt Co. Dwg.
#11-10-7522
#5-1345 A-4

Ex. 21'x30' Dwg.
Bolt Co. Dwg.
#5-1345 A-4

Ex. 21'x30' Dwg.
Bolt Co. Dwg.
#5-1345 A-4

Ex. 21'x30' Dwg.
Bolt Co. Dwg.
#5-1345 A-4



**PETITIONER'S
EXHIBIT 2**

**ARCHITECTURAL
TECHNOLOGIES, INC.**
Architects and Construction Consultants
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GRAPHIC SCALE :

ARTIST'S CONCEPTION

REVISIONS

PROJECT NO.
DATE: 05/17/88
DRAWING NO.
A 1